

BRP 466 Main Street LLC
Brownfield Cleanup Program Application
466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801



Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
August 2025

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August 20, 2025

VIA ELECTRONIC MAIL

Site Control Section
Attn: Jenn Hathaway
NYS Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

**RE: Brownfield Cleanup Program Application – Second Submission
466 Main St Auto Repair and Paint Shop Site
BCP Site # C360266**

Dear Jenn:

On behalf of BRP 466 Main Street LLC, a revised Brownfield Cleanup Program (“BCP”) application in response to your Letter of Incomplete Application (“LOIA”) has been uploaded to your Dropbox. Responses to each comment in the LOIA are provided below:

Section I: Property Information

- Narrative – Past Uses of Site – please include possible sources of contamination

RESPONSE: This portion of the narrative has been revised to indicate possible sources of contamination, namely that the Site’s history as auto repair shop and/or the paint shop is likely linked to the high levels of chromium. The general industrial uses may have contributed to the high levels of SVOCs and metals in the soil along with the presence of historic fill.

Section V: Current and Historical Property Owner and Operator Information

- In the narrative, it clarifies which entities are currently operating the properties. For each entity, please include all requested contact information from the table on the form. If this can be included in the narrative, it would be helpful as the Owner/Operator Lists and Site Contact List are quite extensive.

RESPONSE: The requested contact information for the two current operators of the Site has been included in the narrative.

Additional Comments:

- Revise all reference to “466 Main Laundry Repair and Paint Shop” to “466 Main St Auto Repair and Paint Shop,” particularly on the title page and subject line of the application letter on pg. 3.

RESPONSE: The references to “466 Main Laundry Repair and Paint Shop” have been revised as requested to “466 Main St Auto Repair and Paint Shop”.



Project Manager Comments:

Section I: Property Information – Item 14: Environmental Assessment

- Paragraph 3: Indoor air was not sampled, remove reference.

RESPONSE: The reference to indoor air sampling has been removed.

- Paragraph 3: Include reference to contamination levels which require action per NYSDOH Decision Matrices.

RESPONSE: The narrative has been revised to indicate the contaminants that were detected at contamination levels requiring action per the NYSDOH Decision Matrices.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read "Linda R. Shaw".

LINDA R. SHAW, ESQ.

Enclosure

cc: Ian Goller, NYS DEC
Micheal Murphy, NYS DEC
Sarah Saucier, NYS DEC
Steven McCague, NYS DEC
Kerry Maloney, NYS DEC
Ashley Johnson, NYS DEC
Kelly Lewandowski, NYS DEC
Geoffroi Flournoy, BRP 11 Lawton LLC
Jim Vander Vliet, SESI Consulting Engineers



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SITE NAME: 466 Main St Auto Repair and Paint Shop Site

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C360266

☒

Yes

☐

No



**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION FORM**

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **466 Main St Auto Repair and Paint Shop Site**

ADDRESS/LOCATION **466 Main Street (Primary Address; other addresses in Support)**

CITY/TOWN **New Rochelle**

ZIP CODE **10801**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New Rochelle, Westchester County**

COUNTY **Westchester**

SITE SIZE (ACRES) **0.708**

LATITUDE

LONGITUDE

40°	54'	33.876"	-73°	46'	48.036"
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Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
466 Main Street	1	215	32	0.708

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: 005901 Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☒ No

SECTION III: Ecological Concerns

- | | Y | N |
|---|-----------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | <input type="radio"/> | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | <input type="radio"/> | <input checked="" type="radio"/> |

N/A ☐

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>Downtown Business and DO-2 Overlay</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER BRP 466 Main Street LLC		
CONTACT NAME Zachary Schwanbeck		
ADDRESS 100 Park Avenue, 36th Floor		
CITY New York	STATE New York	ZIP CODE 10017
PHONE (212) 488-4160	EMAIL zschwanbeck@brpcompanies.com	
OWNERSHIP START DATE 12/09/2024		
CURRENT OPERATOR See Previous and Current Owner Operator List (Ex F) and Support Document		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

☒ YES

☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: The Site has been used by various companies, including a department store, a theatre, an auto repair shop, which likely led to the high lead and chromium on the site, a plumber shop, various medical offices, and a hardware and paints shop.

SECTION VII: Requestor Information					
NAME BRP 466 Main Street LLC					
ADDRESS 100 Park Avenue, 36th Floor					
CITY/TOWN New York		STATE NY	ZIP CODE 10017		
PHONE (212) 488-1750		EMAIL gflournoy@brpcompanies.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>				<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Geoffroi Flournoy			
ADDRESS 100 Park Avenue, 36th Floor			
CITY New York		STATE NY	ZIP CODE 10017
PHONE (212) 488-1750		EMAIL gflournoy@brpcompanies.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Jim Vander Vliet			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46 E, Fl 3, Ste 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (973) 808-9050		EMAIL James.vandervliet@sesi.org	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 100 South Clinton Avenue, Suite 2600			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application?	N/A <input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐**VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☒ Yes

☐ No

☐ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☒ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached?

☐ Yes

☐ No

☒ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input type="radio"/></div>	<input type="radio"/>	<input checked="" type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am a Member (title) of BRP 466 Main Street LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 6/18/2025 Signature: 

Print Name: Geoffroi Flournoy

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y

N

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?

☐☒

2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?

☐☐

3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?

☐☐

4. Is the property upside down or underutilized as defined below?

Upside down

☐☐

Underutilized

☐☐**From ECL 27-1405(31):**

“Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (l) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

“Substantial government assistance” shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No

From ECL 75-0111 as of April 9, 2022:

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, Survey Map and City Tax Assessor Confirmation Email
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Deeds
Exhibit H	Site Drawing Spider Maps
Exhibit I	NYS DOS Entity Information
Exhibit J	Written Consent
Exhibit K	Site Contact List
Exhibit L	Repository Letter

ENVIRONMENTAL REPORTS:

1. August 2022, January 2023 and October 2023 Phase II Data Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC [Data Appears in Spider Map attached to the July 2024 Phase I Appendix A]
2. July 2024 Phase I Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
3. June 2025 Phase I Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
4. June 2025 Phase II Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
5. June 2025 Remedial Investigation Work Plan Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
466 Main Street	1-215-0032	0.708

The Site located in New Rochelle, New York 10801 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site does correspond with the new tax lot boundary of Tax Lot 1-215-0032. Former Lots 29 and 34 as currently reflected on the existing New Rochelle Tax map have been subdivided into new Lots 32 and 42. This application only pertains to the newly formed lot 32; therefore, this BCP Site consists of the former lot 34 and a portion of the former lot 29. The former lot 29 was formed through a merger of yet earlier lots 29, 42, 51, 52, and 54 (though the Site does not contain any portions of those former lots 51, 52, and 54 so they are not relevant to this BCP Application). The existing Tax Lot Map that is still on the New Rochelle website and the new Boundary Map and a Survey Map are provided in Exhibit B as well as an email from the City Tax Assessor confirming the new tax lot boundary.

2. Property Map

The Site Location Map, Base Map, and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Communities, and En-Zone Designations

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type AB, Census Tract 005901. The Site is not located in a BOA, but the Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36119005901, which has an environmental burden higher than 51% of Census Tracts statewide and a population vulnerability higher than 81% percent of Census Tracts statewide. Approximately 15% of the area surrounding the Site is linguistically isolated, so the BCP documents will not need to be translated.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

¹ Acreage was determined using the Subdivision Plat, created by Insite Engineering, Surveying & Landscape Architecture, P.C., dated October 10, 2024, and revised November 8, 2024.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
466 Main Street	1-215-0032

The Site located in an urban area of the City of New Rochelle, New York 10801. The closest body of water to the Site is the Long Island Sound, which is approximately 0.5 miles from the Site. The Site is not located in a flood zone. *See Exhibit D – Flood Map.* The Site is located approximately 0.24 miles southeast from the New Rochelle MTA station.

B. Site Features

The Site is occupied by a two-story, multi-tenant commercial building with associated parking. The commercial building covers about 0.4787 acres of the Site, 0.17 acres is used for parking, and the remaining roughly 0.06 acres is covered with grass.

C. Current Zoning and Land Use

The Site is currently located in the Downtown Business District and a DO-2 Overlay. *See Exhibit E – Zoning Map.* This District allows for commercial and residential use. The Site currently has a commercial use and is occupied predominately by offices. The surrounding properties are largely commercial with some residential use. To the north of the Site is commercial development and apartment buildings. East of the Site are apartment buildings, a restaurant, and a mixed-use building with businesses. Commercial development, apartment buildings, a church, and more parking border the Site to the south. West of the Site is further commercial and retail development, including some restaurants. The nearest residential area is approximately 0.01 miles east of the Site. Only two current tenants are still present on the Site - (1) V&M Sherman DDS, and (2) Dr. Marc Liechtung a.k.a. Guardian Dentistry a.k.a. New Rochelle Dental Arts. *See Exhibit F Previous and Current Owners and Operators List.*

D. Past Use of the Site

The Site has housed many past uses. It has been used by a plumber shop, the New Rochelle Theatre, a repair shop, various medical offices, auto repair shop, a hardware and paints shop, and numerous business offices. It was also the site of an Arnold Constable department store in the mid-1900s. The auto repair shop and/or paint shop likely led to the high chromium levels present at the Site. The general industrial uses may have contributed to the high levels of SVOCs and metals in the soil along with the presence of historic fill. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous Owners and Operators List.

E. Site Geology and Hydrogeology

According to the USGS 2019 Mount Vernon, New York, 7.5-minute Series topographic map, the Site sits about 90 feet above mean sea level. The Site is relatively flat, but the regional topography slopes downward to the east. The soils at the Site are characterized as Urban Land outwash substratum, urban land that is covered by pavement, concrete, buildings, and other structures overlaying natural soil material and till substratum at 0 to 3 percent slopes.

The depth to groundwater at the Site is between 8 and 15 feet below ground surface (bgs). Based on regional topography, the groundwater is expected to flow southeast towards the Long Island Sound.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) at a maximum concentration for the following contaminants: Benzo(a)anthracene (2.7 ppm), Benzo(b)pyrene (3 ppm), benzo(b)fluoranthene (3.5 ppm), Dibenzo(a,h)anthracene (0.46 ppm) and Indeno(1,2,3-cd)pyrene (2.2 ppm). The following contaminant - benzo(b)fluoranthene - also exceeded the Protection of Groundwater Soil Cleanup Objective (PGSCO) twice.

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) at a maximum concentration for benzene (1.3 ppb) and chloroform (21 ppb). PFAS substances were also detected in exceedance of AWQS with a maximum concentration of PFOS (0.0372 ppb) and PFOA (0.0665 ppb). SVOCs were detected at levels exceeding AWQS, at a maximum concentration of for the following contaminants: Benzo(a)anthracene (0.11 ppb), Benzo(b)pyrene (0.13 ppb), benzo(b)fluoranthene (0.27 ppb), chrysene (0.13 ppb) and Indeno(1,2,3-cd)pyrene (0.2 ppb). Numerous metals were also detected in exceedance of AWQS, at a maximum concentration for the following contaminants: arsenic (41.51 ppb), barium (11,710 ppb); beryllium (14 ppb), chromium (1,083 ppb), iron (368,000 ppb), lead (2,508 ppb), magnesium (117,000 ppb), manganese (88,680 ppb), nickel (1,334 ppb), selenium (169 ppb), sodium (124,000 ppb) and thallium (3 ppb).

In soil vapor ambient air, VOCs were detected within the 6 samples collected from the Site at a maximum concentration for the following contaminants including but not limited to trichloroethene (404 $\mu\text{g}/\text{m}^3$), tetrachloroethylene (411 $\mu\text{g}/\text{m}^3$), cis-1,2,-dichloroethene (304 $\mu\text{g}/\text{m}^3$), benzene (23.7 $\mu\text{g}/\text{m}^3$), m ethyl-benzene (405 $\mu\text{g}/\text{m}^3$), o-xylene (337 $\mu\text{g}/\text{m}^3$), and p/m-xylene (1,240 $\mu\text{g}/\text{m}^3$). The detections of cis-1,2,-dichloroethene (304 $\mu\text{g}/\text{m}^3$) and trichloroethene (404 $\mu\text{g}/\text{m}^3$) exceed their respective NYSDOH matrices and action is required according to those NYSDOH matrices.

15-17. Regarding Questions 15-17 on the BCP Application Form:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails a 489 residential unit apartment building with 448 parking spaces. The Site is located at the intersection of Main Street and North Avenue, which is one of New Rochelle's most prominent intersections. The Site is only a 5-minute walk from the New Rochelle Transit Center, and is thus a Transit oriented development project, which will provide commuters with a 35-minute Metro North ride to Manhattan's Grand Central Terminal, as well as Amtrak access to the northeast corridor and local bus services. Travelers by car can access major thoroughfares including Interstate 95, US Route 1, and the Hutchinson River Parkway.

Schedule – Commencement through COC

Assuming the Site is accepted into the program by August – September 2025, the Remedial Investigation (RI) Work Plan (RIWP) is expected to be completed within 30 days of Brownfield Cleanup Agreement (BCA) execution and approved after the 30-day comment period by late fall 2025. Remedial Investigation is expected to be completed on the Site by early spring 2026. Site preparation activities, including the demolition of the on-Site factory building structures and the dismantling of the house are expected to commence in early 2026 and conclude in early spring 2026. The Remedial Action Work Plan (RAWP) will be completed in spring or summer of 2026 and implemented after the 45-day comment period concludes. Any required remediation may commence in spring of 2026 such that the Certificate of Completion may be issued on or before December 2026.

5. Green and Sustainable Remediation (GSR)

GRS principles will be incorporated into each step of the BCP Process.

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIWP and implemented during the RI. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of the Metro North train station only a 5 minute walk from the Site or 0.5 miles from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.

- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design and Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial

action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: 466 Main Street will be an all-electric building. Domestic hot water will be provided by heat pump water heaters. Ventilation of common areas will be with ERV's. The apartment stoves will be electric, which improves IAQ relative to natural gas burning stoves. There will be no products of combustion from boilers, water heaters, apartment stoves, which will reduce environmental pollution. There will be no gas piping in the building which will reduce the risk of hazardous gas leaks that can lead to explosions. Roofing material will have a high albedo to reduce heat island affect.

The Project is also a transit-oriented development project since the new apartment complex is located 0.5 miles, which is walking distance, to the New Rochelle Metro North Train Station.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage; therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The RAWP will include a climate change vulnerability assessment to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

The closest body of water to the Site is the Long Island Sound, which is located approximately 0.5 from the Site. Therefore, it is not possible for the Sound to cause any flooding impacts on the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I)

None of the designated conditions exist on the Site; therefore, a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application or in the Remedial Investigation Work Plan. The closest open surface water to the Site is the Long Island Sound, which is located approximately 0.50-miles southeast of the Site. No wetlands were mapped on the Site and it is not a flood zone.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Downtown Business District and a DO-2 Overlay. See Exhibit E - Zoning Map.

2. Allowed Uses

The Downtown Business (DB) zoning district allows for residential and various commercial uses. The (DB) zoning district allows for a variety of retail, office, service businesses, and residential uses, including but not limited to retail and personal service stores/shops, dwelling units, business/professional/government offices, restaurants, banks, trade schools, etc.

3-4. Current Use

This Site is currently used for commercial purposes and parking.

5. Intended Use Post Remediation

After the remediation, the Site will be used for residential purposes.

6. Post Remediation Use

The planned redevelopment of the Site entails a 489 residential unit apartment building with 448 parking spaces. The Site is located at the intersection of Main Street and North Avenue, which is one of New Rochelle's most prominent intersections. The Site is only a 5-minute walk from the New Rochelle Transit Center, and is thus a Transit oriented development project, which will provide commuters with a 35-minute Metro North ride to Manhattan's Grand Central Terminal, as well as Amtrak access to the northeast corridor and local bus services. Travelers by car can access major thoroughfares including Interstate 95, US Route 1, and the Hutchinson River Parkway.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

8. Do current historical and/or recent development patterns support the proposed use?

Yes, current, historical, and/or recent development patterns support the proposed use.

9. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the project is consistent with the New Rochelle zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the New Rochelle Master Plan, which intends to promote transit-oriented development projects such as the one proposed at the Site in the DB Zones.²

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
466 Main Street	BRP 466 Main Street LLC	12/09/2024

See Exhibit G - Deed for additional information.

Requestor is the owner of the site. BRP 466 Main Street LLC is the current owner of the Site. See Exhibit G - Deeds, and Exhibit B - Survey.

The Previous & Current Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number (to the extent available), and the Requestor's relationship to each owner and operator (almost all of which are "None"). Only two current tenants are still present on the Site:

- (1) V&M Sherman DDS, (914) 576-0044, 466 Main Street, Suite 102; and
- (2) Dr. Marc Liechtung a.k.a. Guardian Dentistry a.k.a. New Rochelle Dental Arts, (914) 537-1510, 466 Main Street.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- a) August 2022, January 2023 and October 2023 Phase II Data Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC [Data Appears in Spider Map attached to the July 2024 Phase I Appendix A]
- b) July 2024 Phase I Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
- c) June 2025 Phase I Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
- d) June 2025 Phase II Environmental Site Assessment Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC
- e) June 2025 Remedial Investigation Work Plan Prepared by SESI Consulting Engineers for BRP 466 Main Street LLC

² See <https://www.newrochelleny.gov/944/EnvivioNR>, *Adopted Comprehensive Plan*, p. 76.

2. Sampling Data

See Exhibit H - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs in soil; PFAS, VOCs SVOCs, and Metals in groundwater; and VOCs in soil vapor. See Exhibit H - Site Drawing Spider Map.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (ppm)	RRSCO (ppm)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	3	2.7	1	1
Benzo(b)pyrene	4	3	1	1
Benzo(b)fluoranthene	4	3.5	1	1
Dibenzo(a,h)anthracene	1	0.46	0.33	0.33
Indeno(1,2,3-cd)pyrene	4	2.2	0.5	0.5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (ppb)	AWQS (ppb)
PFAS			
PFOS	2	0.0372	0.0027
PFOA	4	0.0665	0.0067
VOCs			
Benzene	1	1.3	1
Chloroform	1	21	7
SVOCs			
Benzo(a)anthracene	4	0.11	0.002
Benzo(a)pyrene	3	0.13	0.002
Benzo(b)fluoranthene	3	0.27	0.002
Benzo(k)fluoranthene	2	0.08	0.002
Chrysene	2	0.13	0.002
Indeno(1,2,3-cd)pyrene	3	0.2	0.002
Metals			
Arsenic, total	2	41.51	
Barium, total	3	11,710	2000
Beryllium, total	3	14	3
Chromium, total	3	1,083	100
Iron, total	5	368,000	600
Lead, total	3	2,508	50

Magnesium, total	4	117,000	35,000
Manganese, total	5	88,680	600
Nickel, total	3	1,334	200
Selenium total	3	169	20
Sodium	4	124,000	20,000
Thallium, total	3	3	0.5

Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m ³)	Type
VOCs			
1,1-Dichloroethane	1	0.9	Soil Vapor
1,2,4-Trimethylbenzene	5	7.82	Soil Vapor
1,2-Dichloroethane	1	0.83	Soil Vapor
1,3,5-Trimethylbenzene	3	8.6	Soil Vapor
1,3-Butadiene	1	15.9	Soil Vapor
1,4-Dioxane	1	3.6	Soil Vapor
2,2,4-Trimethylpentane	1	1.97	Soil Vapor
2-Butanone	5	101	Soil Vapor
2-Hexanone	1	35	Soil Vapor
4-Ethyltoluene	2	3.52	Soil Vapor
4-Methyl-2-pentanone	1	24.9	Soil Vapor
Acetone	6	432	Soil Vapor
Benzene	4	23.7	Soil Vapor
Bromodichloromethane	1	1.47	Soil Vapor
Carbon disulfide	3	51.4	Soil Vapor
Carbon tetrachloride	4	29.6	Soil Vapor
Chloroethane	1	3.64	Soil Vapor
Chloroform	2	31.6	Soil Vapor
Chloromethane	4	8.78	Soil Vapor
Cis-1,2-Dichloroethene *	1	304	Soil Vapor
Cyclohexane	3	13.7	Soil Vapor
Dichlorodifluoromethane	5	4.21	Soil Vapor
Ethanol	6	288	Soil Vapor
Ethyl Acetate	4	17.8	Soil Vapor
Ethylbenzene	5	405	Soil Vapor
Heptane	4	14.8	Soil Vapor
Isopropanol	6	143	Soil Vapor
n-Hexane	5	20.2	Soil Vapor
o-Xylene	5	337	Soil Vapor
p/m-Xylene	5	1240	Soil Vapor
Styrene	1	0.99	Soil Vapor
Tertiary butyl alcohol	2	63.4	Soil Vapor
Tetrachloroethene	4	411	Soil Vapor

Tetrahydrofuran	2	5.93	Soil Vapor
Toluene	5	65.6	Soil Vapor
Trans-1,2-Dichloroethene	1	61.1	Soil Vapor
Trichloroethene *	2	404	Soil Vapor
Trichlorofluoromethane	5	2.47	Soil Vapor
Vinyl Chloride	1	0.66	Soil Vapor

* The detections of cis-1,2,-dichloroethene (304 µg/m³) and trichloroethene (404 µg/m³) exceed their respective NYSDOH matrices and action is required according to those NYSDOH matrices.

4. Past Land Use

1. Past Use of the Site

The earliest documented use of the Site was in 1887, when Sanborn fire insurance maps indicate that the Site was occupied by several dwellings. By 1903, several additional structures occupied the Site including the New Rochelle Theatre and a plumber shop. In 1911, the New Rochelle Theatre remained on-site, and it was then joined by an auto repair shop, a hardware store, and a paint store. By 1942, the Site had been reconfigured by the arrival of the Arnold Constable Department Store in the northwestern corner of the Site. By 1990, a structure with an atrium was present in the north of the Site with additional parking on the east of the Site. There have been many tenants present at the Site which are listed to the extent publicly available in Exhibit F.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

In July 2024, SESI completed a Phase I Environmental Site Assessment (“ESA”) for the Site. This July 2024 Phase I ESA identified one recognized environmental condition (“REC”) and five business environmental risks (“BERs”). The single REC that SESI identified was the past Site operations including plumbers’ shop, a repair shop, a hardware and paints shop, and the New Rochelle Theatre. The first BER was the presence of off-Site contamination from nearby properties. The second BER was the presence of chemicals in the basement utility room and on the roof. The third BER was the presence of two interior drainage pits, one sump, and one wash basin in the basement utility room; however, no evidence of staining or a sheen was seen. The third BER was the presence of four monitoring wells placed during past Site investigations. The fifth and final BER was the possibility that asbestos containing material (“ACM”), lead-based paint (“LBP”), or PCB caulk may present due to the age of the building.

SESI completed another Phase I ESA for the Site in June 2025. This Phase I ESA identified the exact same one REC and five BERs that SESI’s July 2024 Phase I ESA identified.

In April 2025, SESI completed a Phase II ESA for the Site. SESI’s investigation confirmed the presence of PAHs in soil above their RRSCOs, as well as PFAS, pesticides, and metals exceeding USCOs. In groundwater, SESI also detected VOCs, PFAS, PAHs, and metals in exceedance of AWQS. Finally, SESI’s soil vapor sampling revealed elevated VOC concentrations that will likely require mitigation following redevelopment of the Site.

SECTION VII: REQUESTOR INFORMATION

The Requestor is BRP 466 Main Street LLC, a New York limited liability company, located at 100 Park Avenue, 36th Floor, New York, New York 10017. BRP 466 Main Street LLC is authorized to do business in the State of New York. See Exhibit I - NYSDOS Entity Information. The members are as follows:

1. Geoffroi Flournoy
2. Meredith Marshall
3. Steven Smith

The Written Consent provides Geoffroi Flournoy with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor BRP 466 Main Street LLC. See Exhibit J - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination. It only recently acquired the Site in reliance upon the due diligence it performed before acquisition. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site since its ownership in December 2024 and has been working on this application since taking ownership with the goal of remediating the Site.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law

§ 27-1405(2) as “any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.” Environmental investigation results show evidence of impact from the Site’s previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit H, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION XII: SITE CONTACT LIST

See Exhibit K - Site Contact List. See Exhibit L - Library Letter.

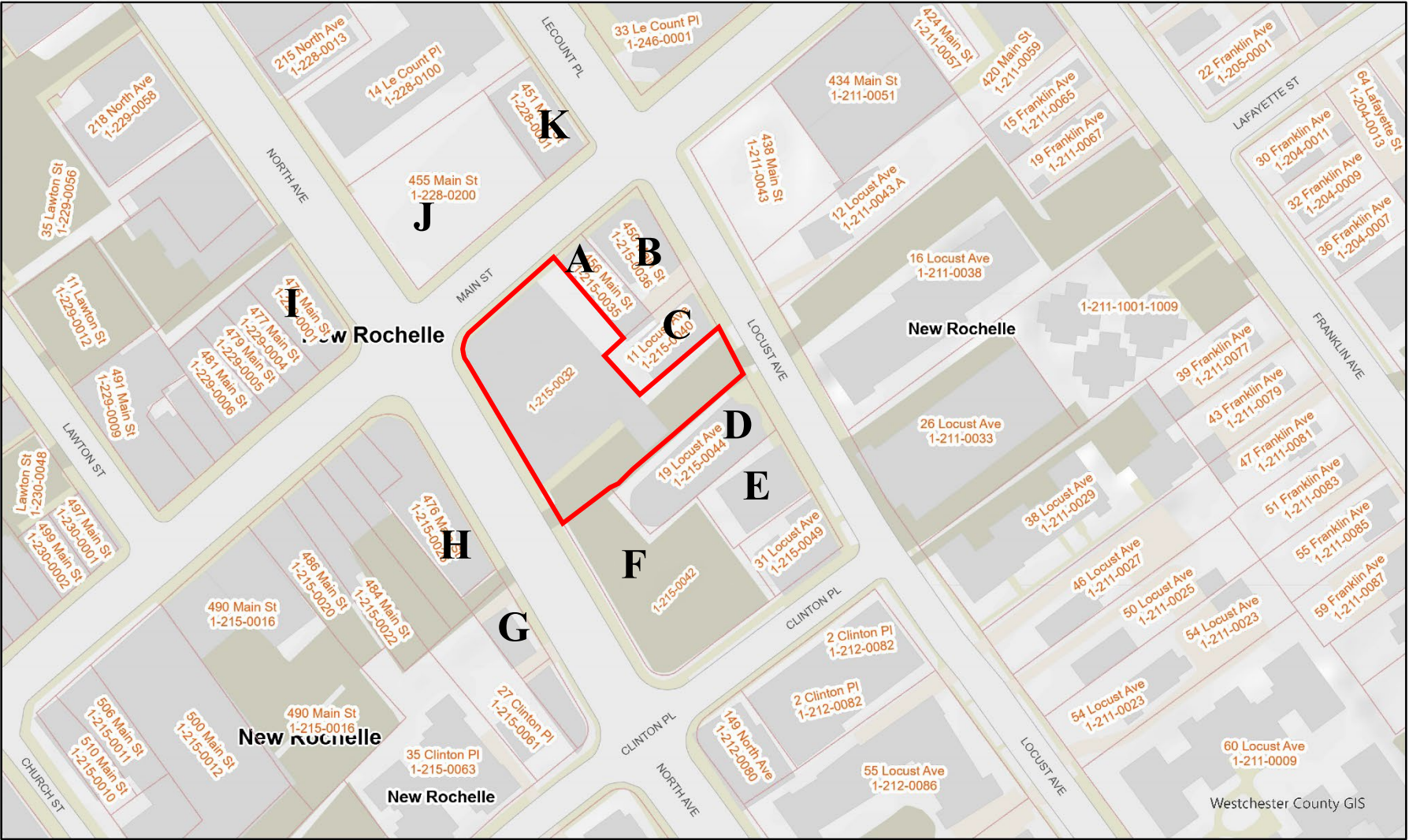
EXHIBIT A

BASE MAP

466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801
Tax ID: 1-215-0032

Legend:
 Site Property Boundary

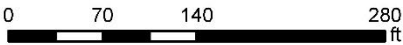
Corresponding page lists adjacent property owners by letter A – K



March 27, 2025

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:1,500



Westchester County GIS

<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Caterina Dechiara	456 Main Street	1-215-0035
B	450-454 Main Street Realty, LLC	450 Main Street	1-215-0036
C	3034 Albany Crescent Inc.	11 Locust Avenue	1-215-0040
D	Church of God of New Rochelle	19 Locust Avenue	1-215-0044
E	Julio Martinez	27 Locust Avenue – 1N	1-215-0101
F	BRP 466 Main Street LLC		1-215-0042
G	S.K. Cheng Property, LLC	176 North Avenue	1-215-0060
H	Enterprises United LLC	476 Main Street	1-215-0026
I	200 North RMR LLC	475 Main Street	1-229-0001
J	14 Le Count Place LLC	455 Main Street	1-228-0200
K	Main/LeCount, LLC	451 Main Street	1-228-0001

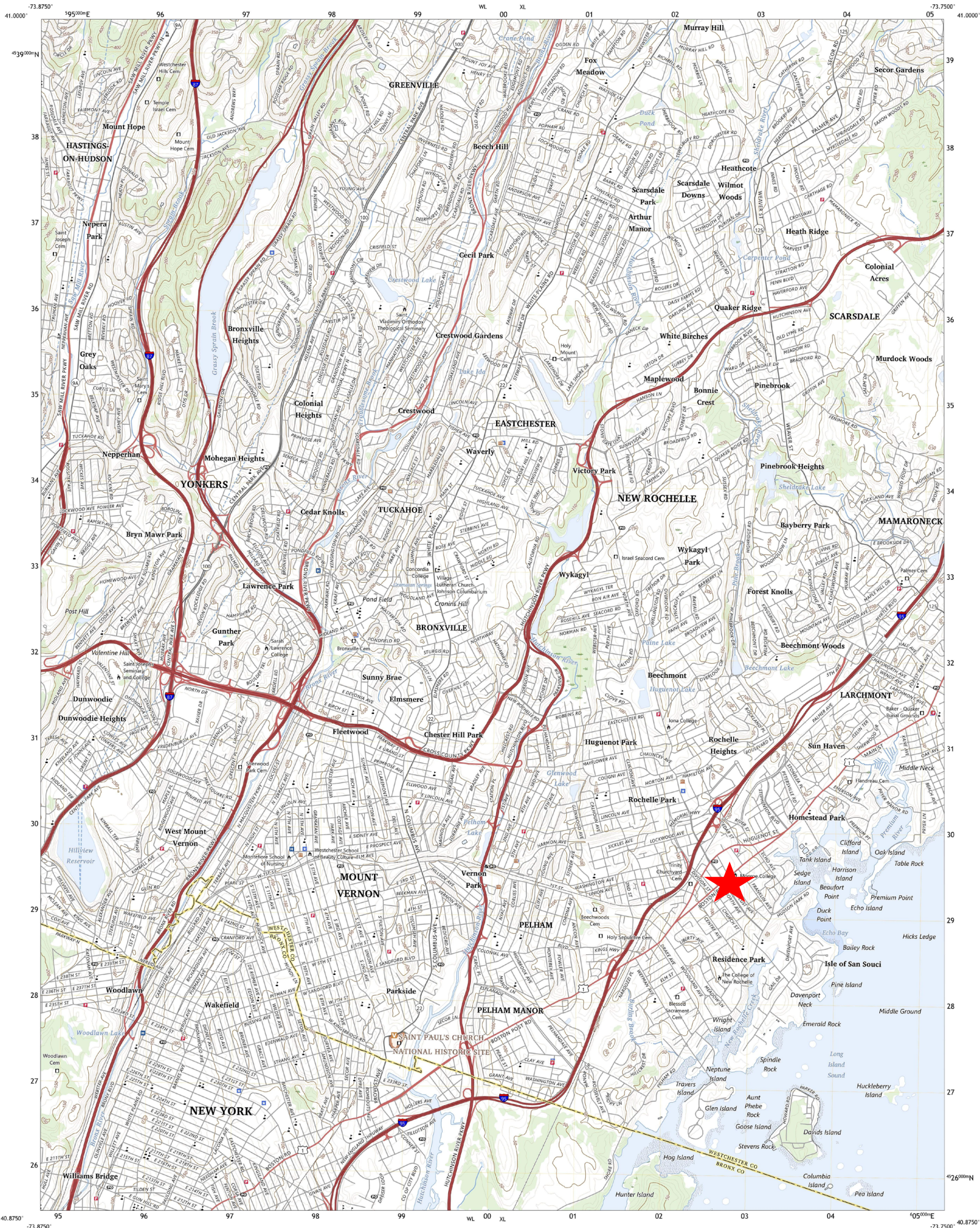
SITE LOCATION MAP



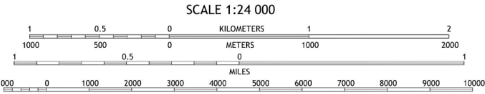
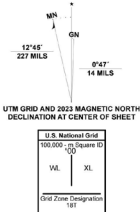
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MOUNT VERNON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, August 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2021
Names.....GNS, 1980 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources, see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011

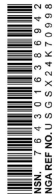


1	2	3
4	5	6
7	8	9

1 Nyack
2 White Plains
3 Glenville
4 Yonkers
5 Mamaroneck
6 Central Park
7 Flushing
8 Sea Cliff

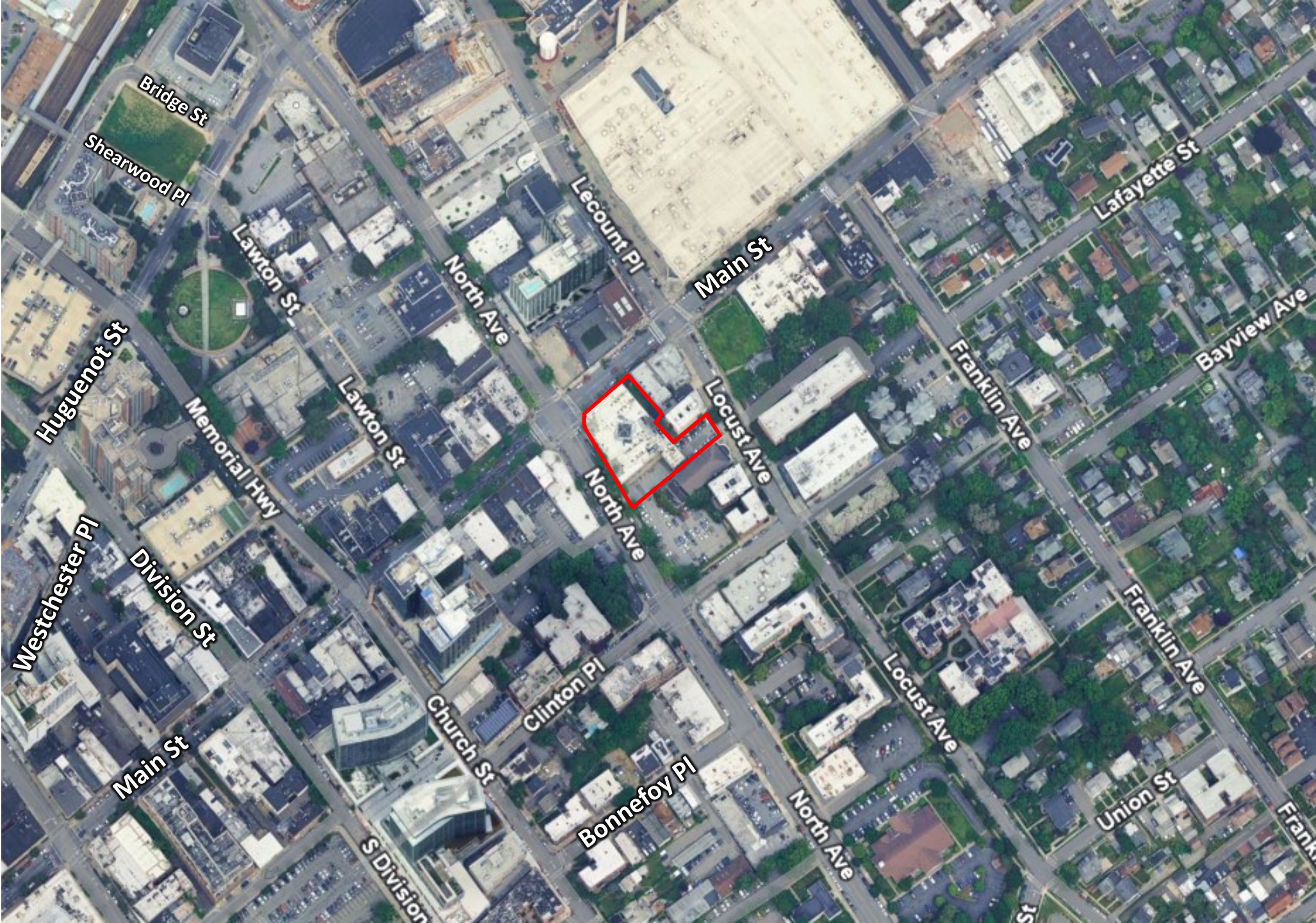
ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

MOUNT VERNON, NY
2023



Street Map

466 Main St Auto Repair
and Paint Shop Site
466 Main Street, New
Rochelle, New York 10801



Legend:
— Site Property Boundary

EXHIBIT B

FIELDWORK COMPLETED: February 6, 2025

DEED REFERENCE:

Control No. 643433006
Recorded 01/02/2025
Grantor: Metro Urban Community Corp. & Blake Park
Housing Co., LLC
Grantee: BRP 466 Main Street, LLC

Control No. 643433009

Recorded 01/02/2025
Grantor: Blake Park Housing Co., LLC
Grantee: BRP 466 Main Street, LLC

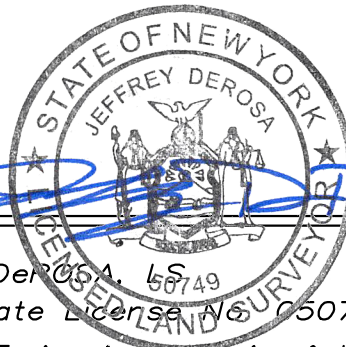
FILED MAP REFERENCE:

"Subdivision Plat known as BRP 466 Main Street LLC"
Filed in the Westchester County Clerks Office on
----- as Map # -----

Subject Lot #1

LEGEND

- Hydrant
- Monitoring Well
- Drainage Manhole
- DI Drain Inlet
- LP ☆ LP Light Pole
- Water Valve
- Gas Valve
- TSP- Traffic Signal Pole
- TSB- Traffic Signal Box
- Sign
- GW Utility Pole w/ Guy Wire
- UP
- MBX Mailbox
- Tree
- ADA Handicap Access Ramp

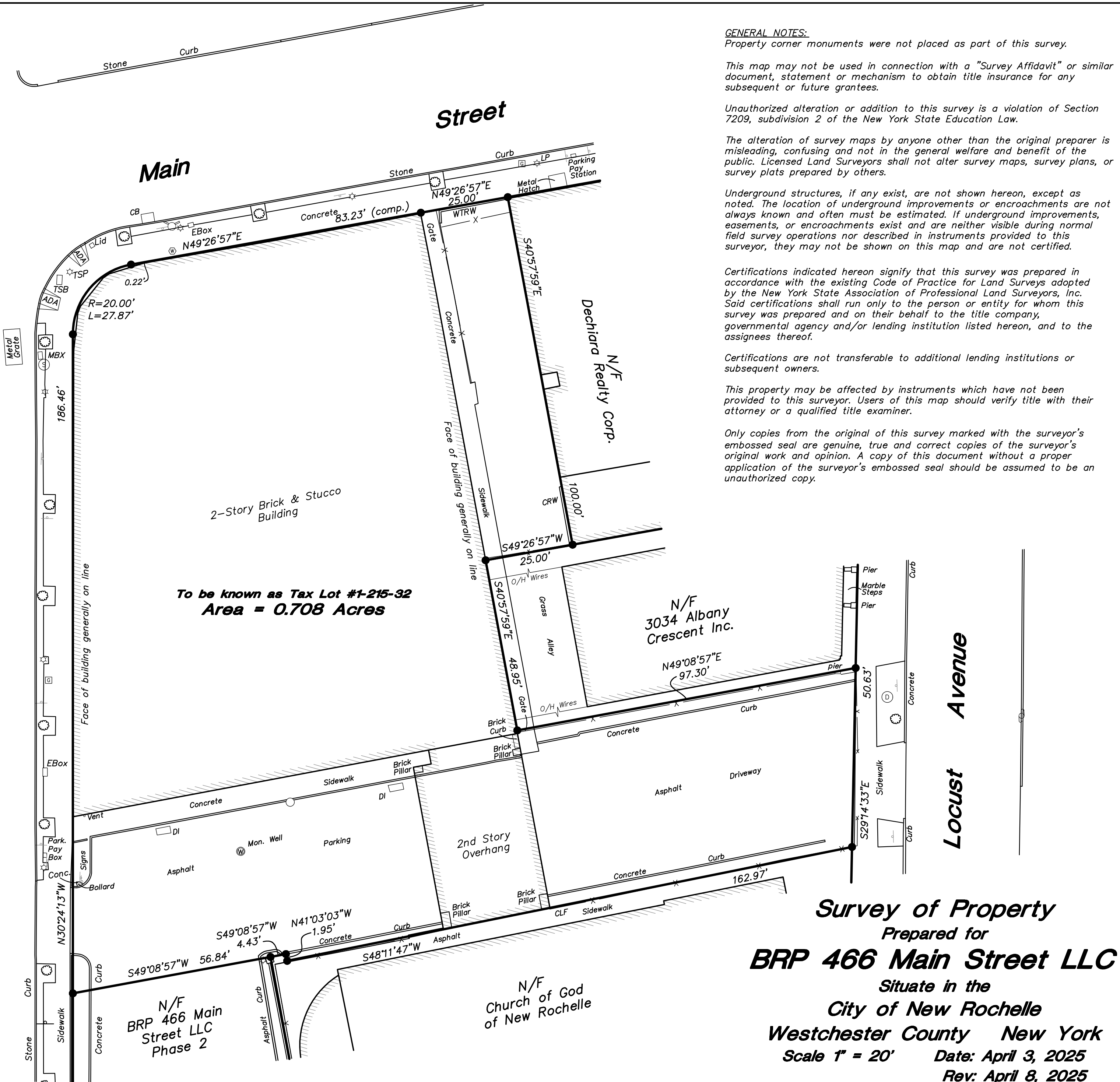


JEFFREY B. DeROSA, L.S.
New York State License No. 650749

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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com



GENERAL NOTES:
Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

Survey of Property
Prepared for
BRP 466 Main Street LLC
Situate in the
City of New Rochelle
Westchester County New York
Scale 1" = 20' Date: April 3, 2025
Rev: April 8, 2025



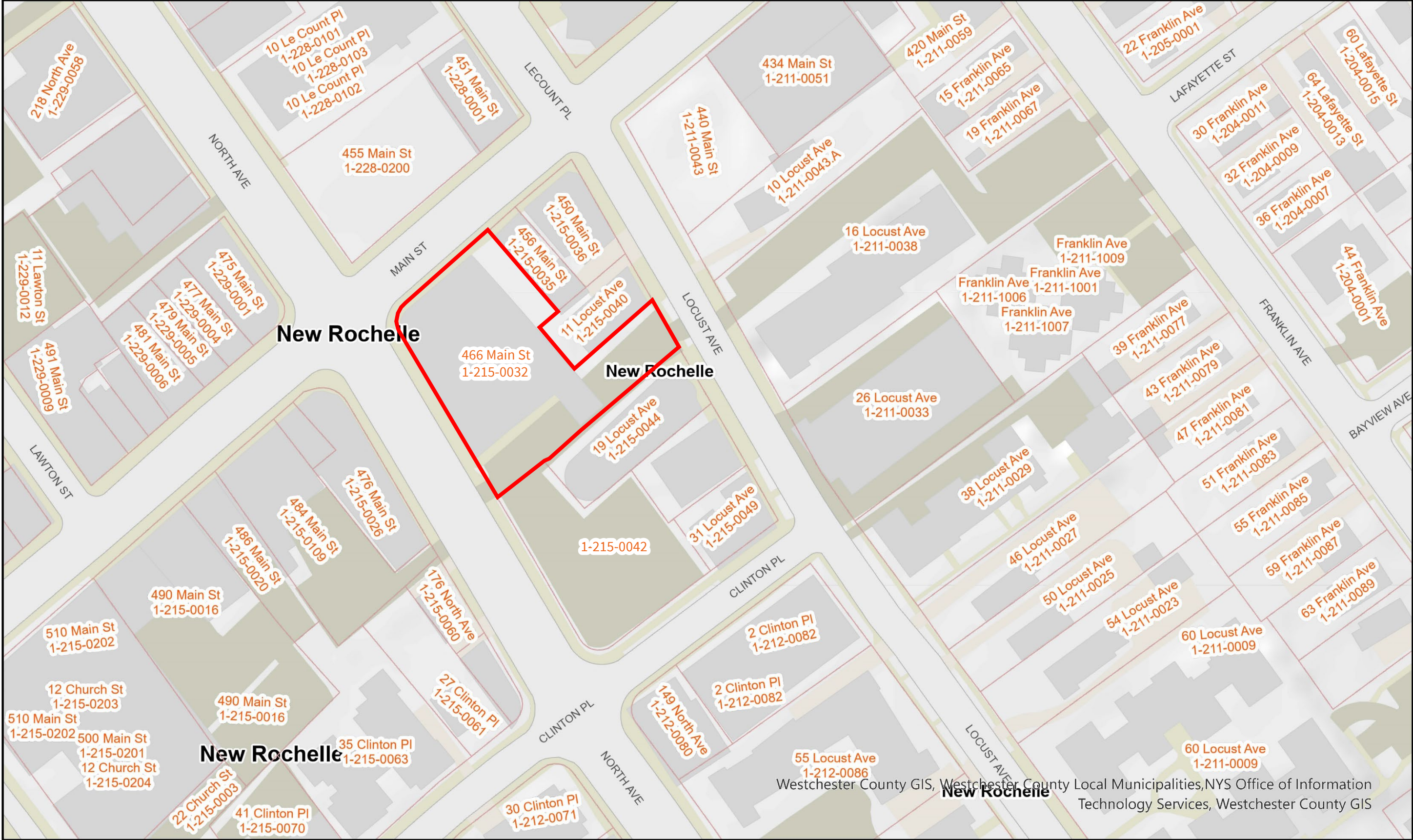
From: [Linda Shaw](#)
To: [Rebecca Owten](#); [Abbi Patrick](#)
Subject: FW: 466 Main Street
Date: Tuesday, July 8, 2025 2:57:05 AM

From: Platz, Philip <pplatz@newrochelleny.gov>
Sent: Thursday, July 3, 2025 11:22 AM
To: Mahalek, Maximillian R. <MMahalek@cuddyfeder.com>
Cc: Yvonne Petrillo <YPetrillo@cuddyfeder.com>; Nget, Riddar <RNget@cuddyfeder.com>
Subject: Re: 466 Main Street

Good Morning,

As long as the map is finalize on or before December 1st, it will appear as lot 0032 on the next assessment roll.

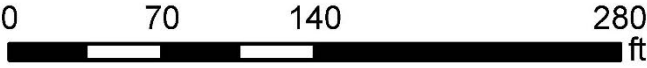
-Philip Platz



July 1, 2025

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:1,500



Westchester County GIS

GIS GEOGRAPHIC INFORMATION SYSTEMS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

EXHIBIT C

BOA Map

466 Main St Auto Repair and
Paint Shop Site

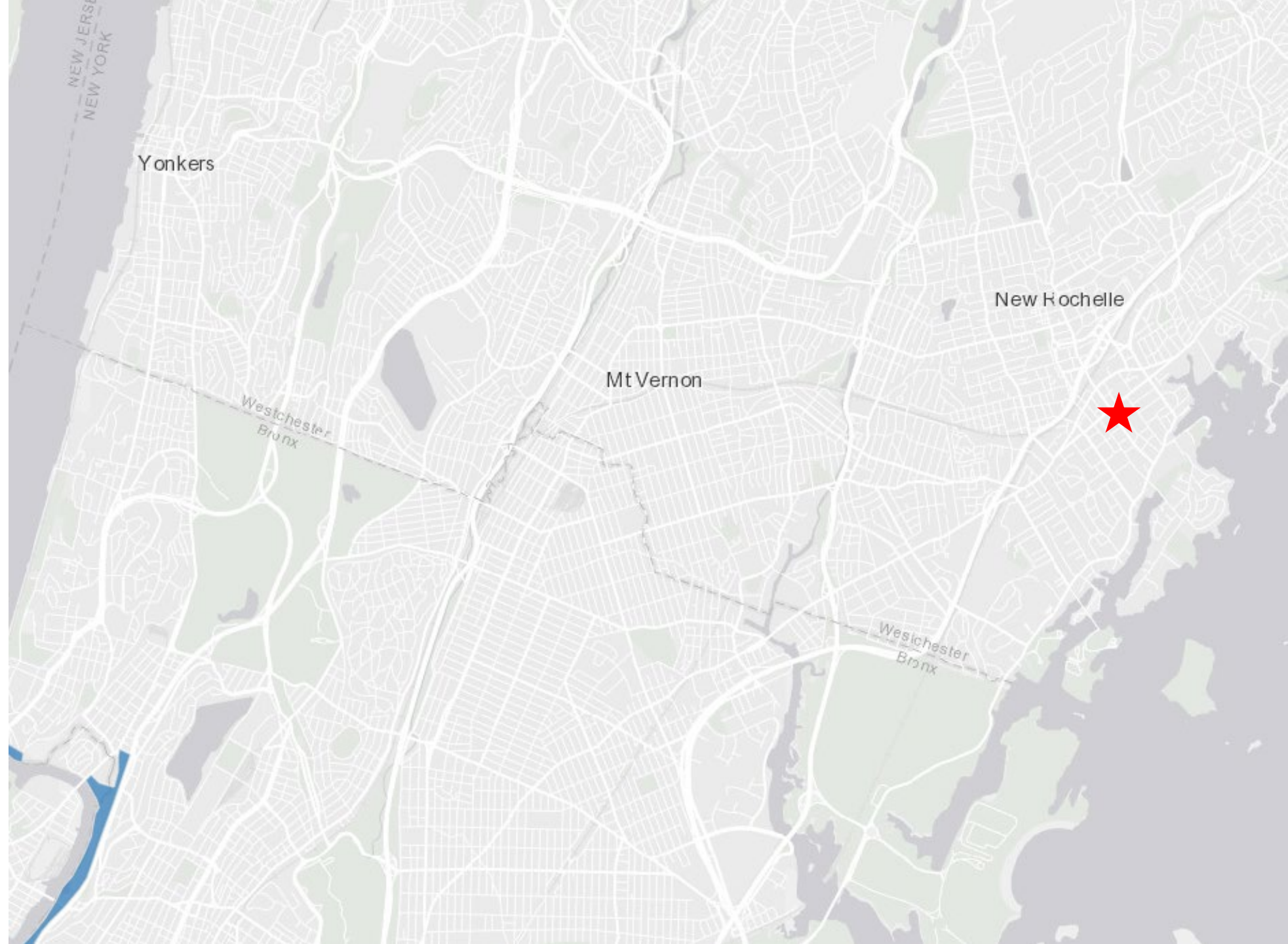
466 Main Street, New Rochelle,
New York 10801

Legend:

 Site Location

April 2025

Source: NYS GIS Designated
Brownfield Opportunity Area
Boundaries Map

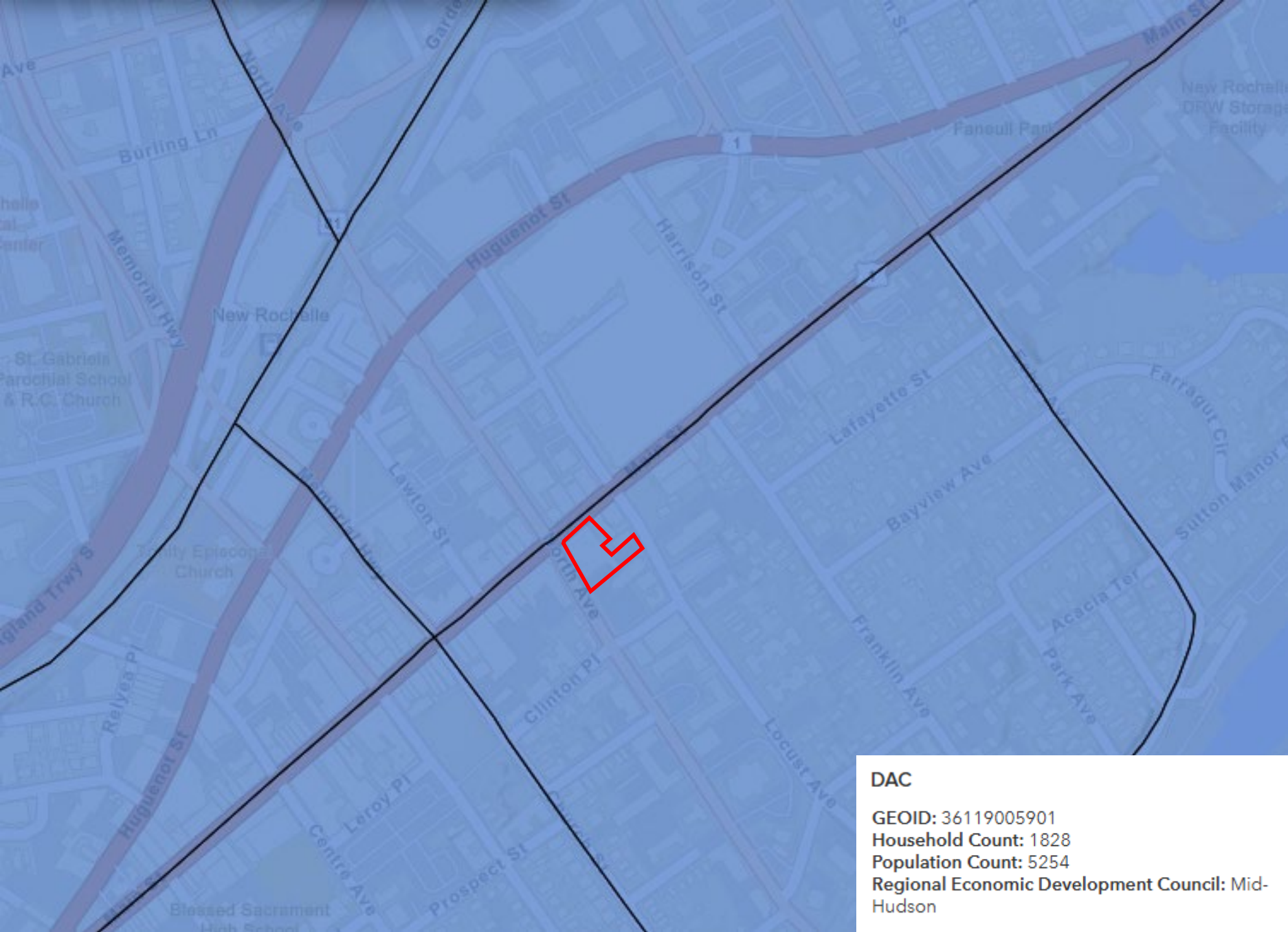


Disadvantaged Communities Map

466 Main St Auto Repair and
Paint Shop Site
466 Main Street, New Rochelle,
New York 10801

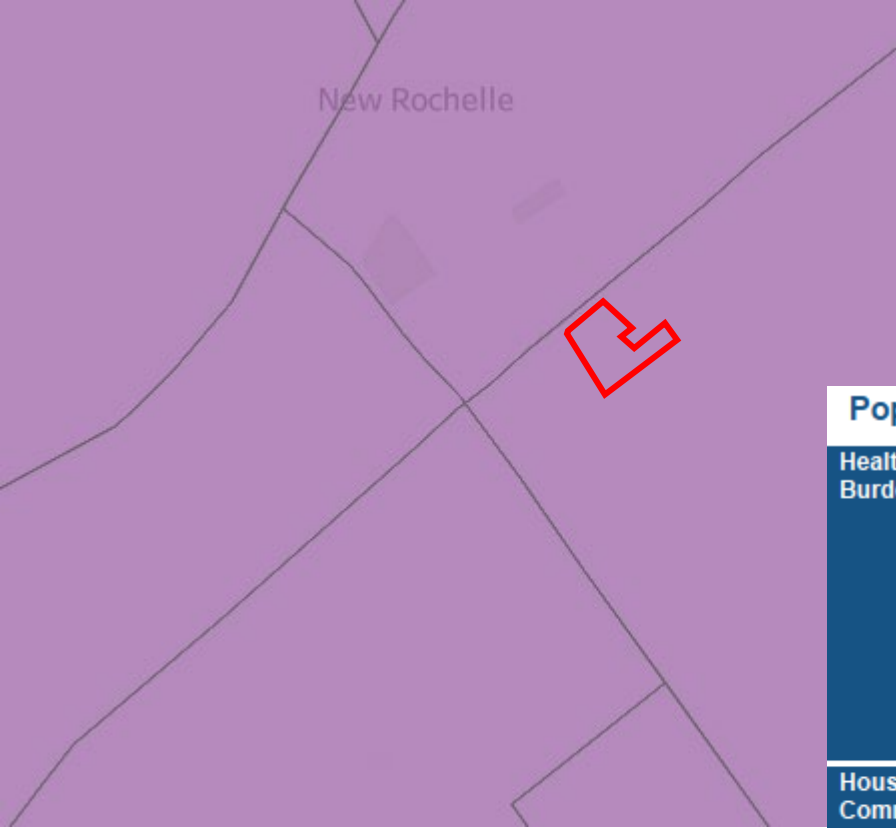
Legend:

- Site Property Boundary
- Disadvantaged Community



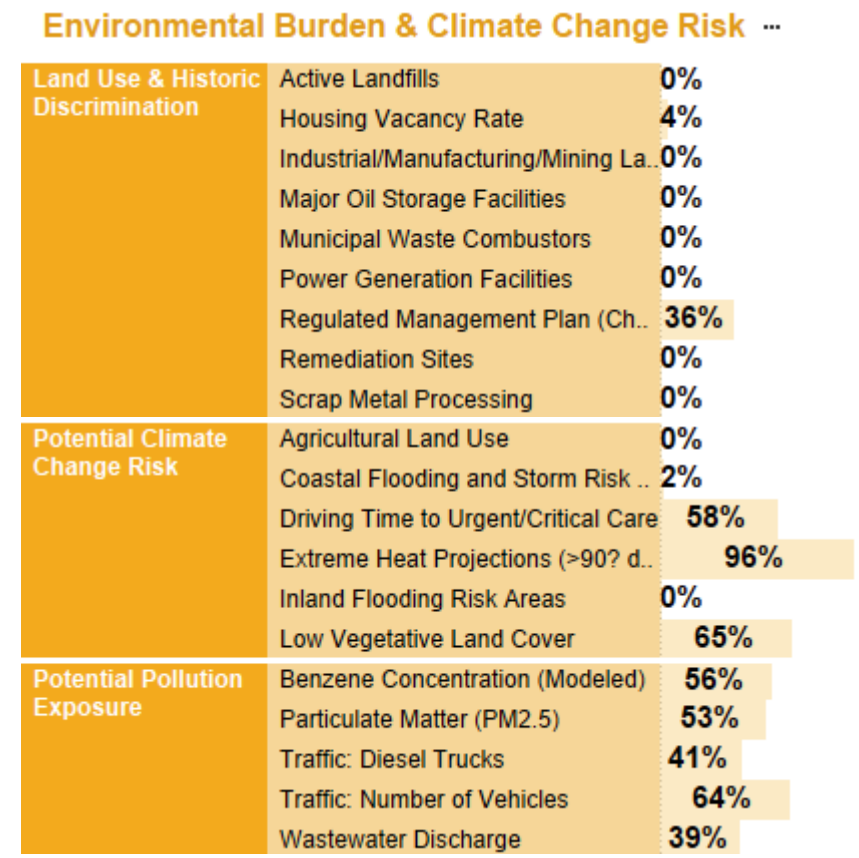
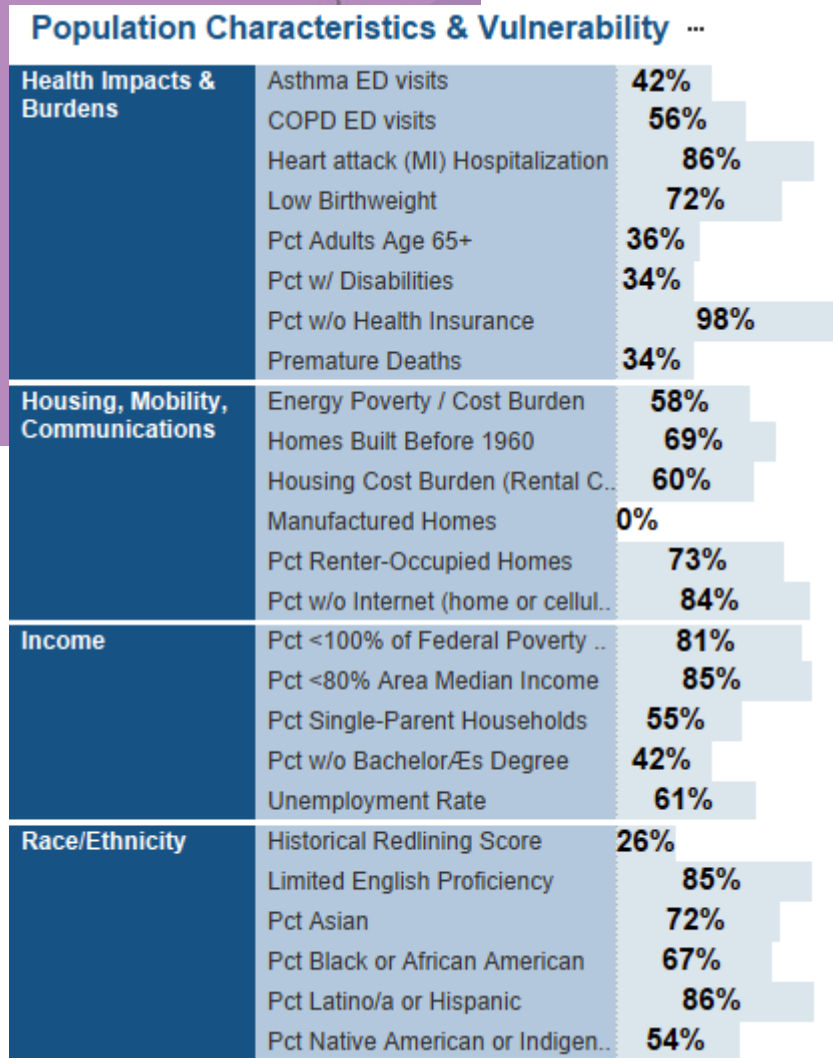
DAC

GEOID: 36119005901
Household Count: 1828
Population Count: 5254
Regional Economic Development Council: Mid-Hudson



Census Tract 36119005901 is **Designated a DAC**
This Tract covering **New Rochelle** city has a population of 5,254

Environmental Burden is higher than **51%** of Census Tracts statewide
Population Vulnerability is higher than **81%** of Census Tracts statewide



Legend:

Site Property Boundary

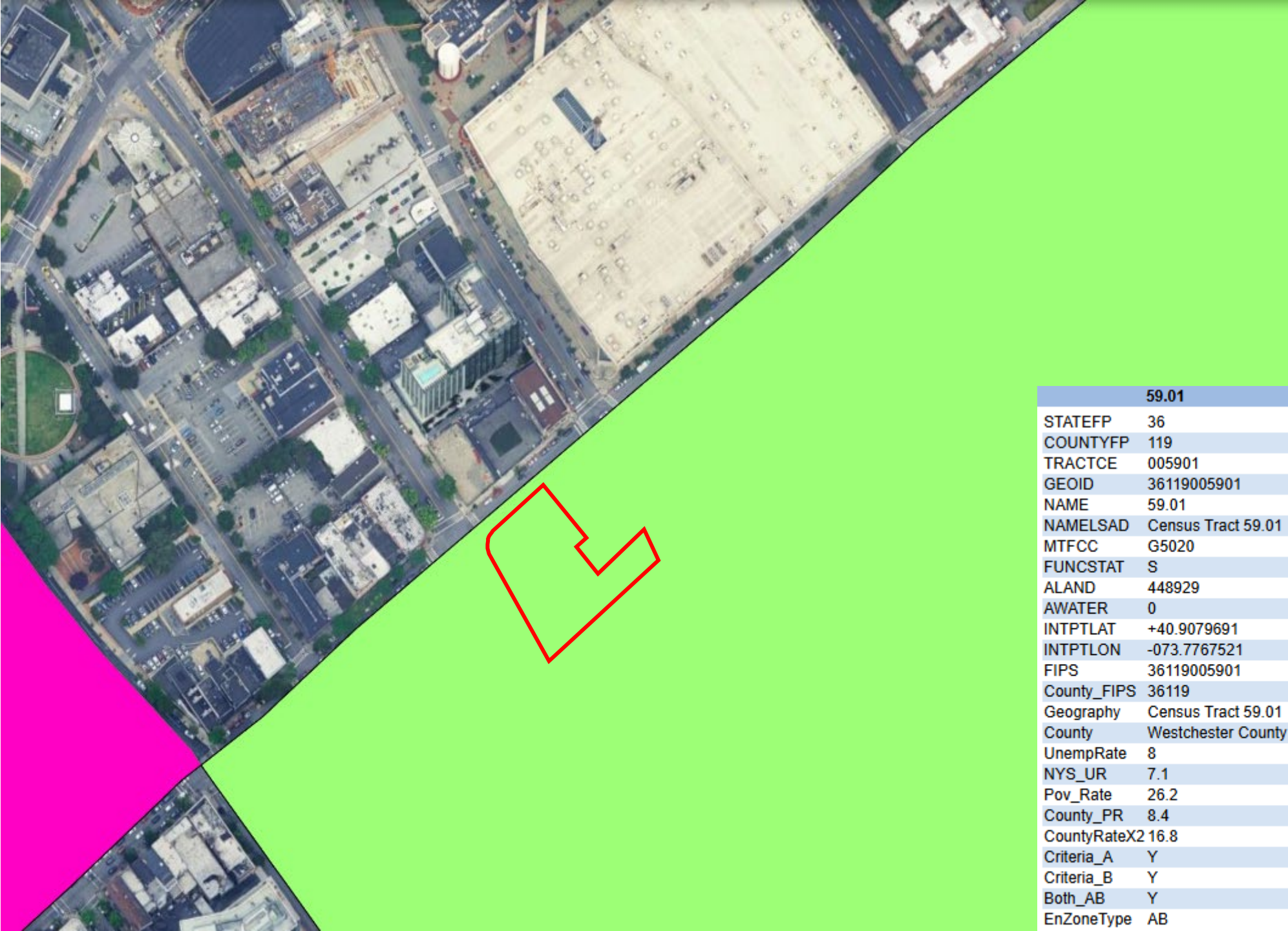
Disadvantaged Community

En-Zone Map

466 Main St Auto Repair and
Paint Shop Site
466 Main Street, New Rochelle,
New York 10801

Legend:

 Site Property Boundary



	59.01
STATEFP	36
COUNTYFP	119
TRACTCE	005901
GEOID	36119005901
NAME	59.01
NAMELSAD	Census Tract 59.01
MTFCC	G5020
FUNCSTAT	S
ALAND	448929
AWATER	0
INTPTLAT	+40.9079691
INTPTLON	-073.7767521
FIPS	36119005901
County_FIPS	36119
Geography	Census Tract 59.01
County	Westchester County
UnempRate	8
NYS_UR	7.1
Pov_Rate	26.2
County_PR	8.4
CountyRateX2	16.8
Criteria_A	Y
Criteria_B	Y
Both_AB	Y
EnZoneType	AB

April 2025

Source: Google Earth

EXHIBIT D

466 Main St Auto Repair and Paint Shop
Site
466 Main Street, New Rochelle, New York
10801



Site Location

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

April 2025
Source: FEMA Flood Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3262
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as 20-centimeter resolution natural color orthoimagery from photography dated April 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

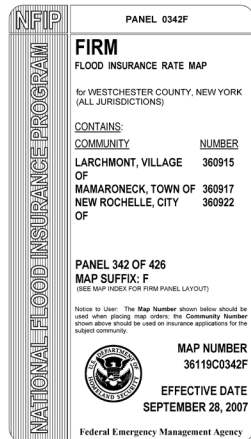
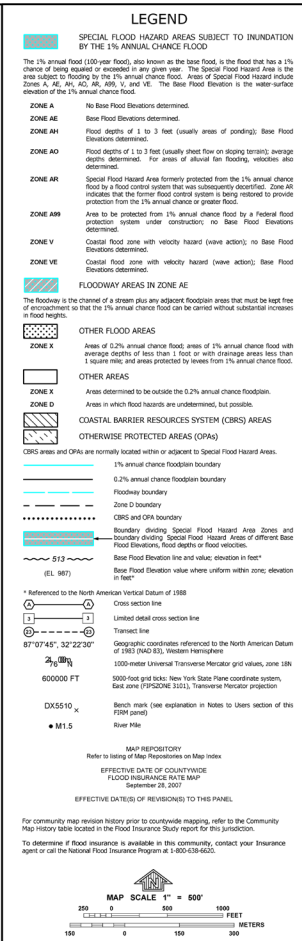


EXHIBIT E

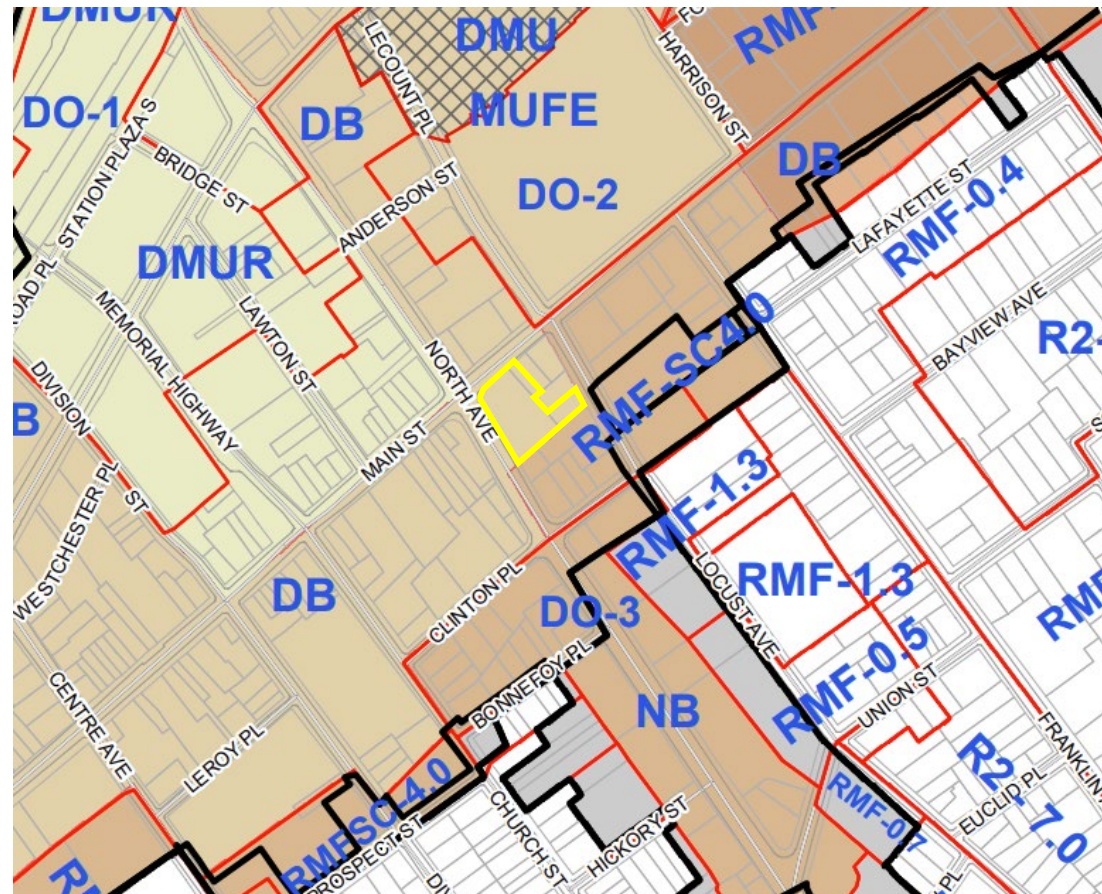
ZONING MAP

466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801

Legend:

 Site Property Boundary

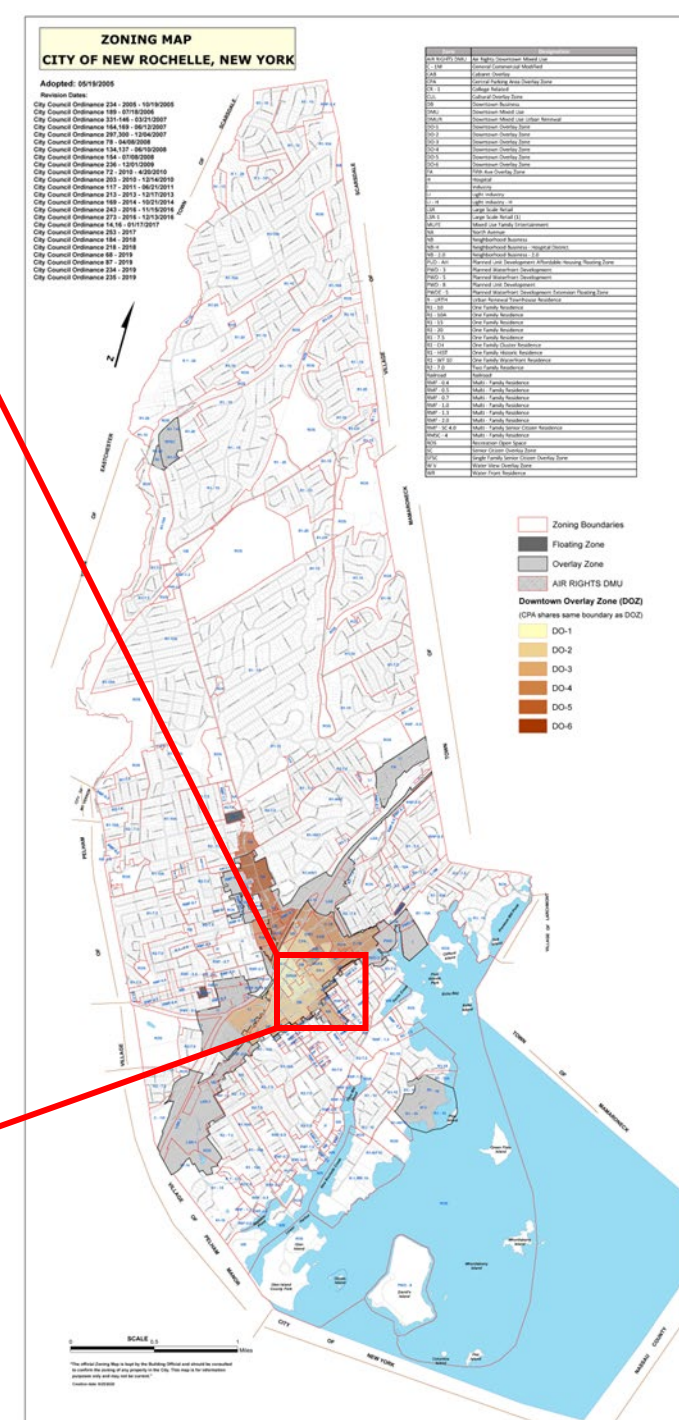
Zoning Districts: DB and DO-2



*The zoning map has not been updated to reflect changes to the overlay districts enacted by legislation number 2023-41; please see the next page for an updated zoning overlay map

June 2025

Source: City of New Rochelle Zoning Map



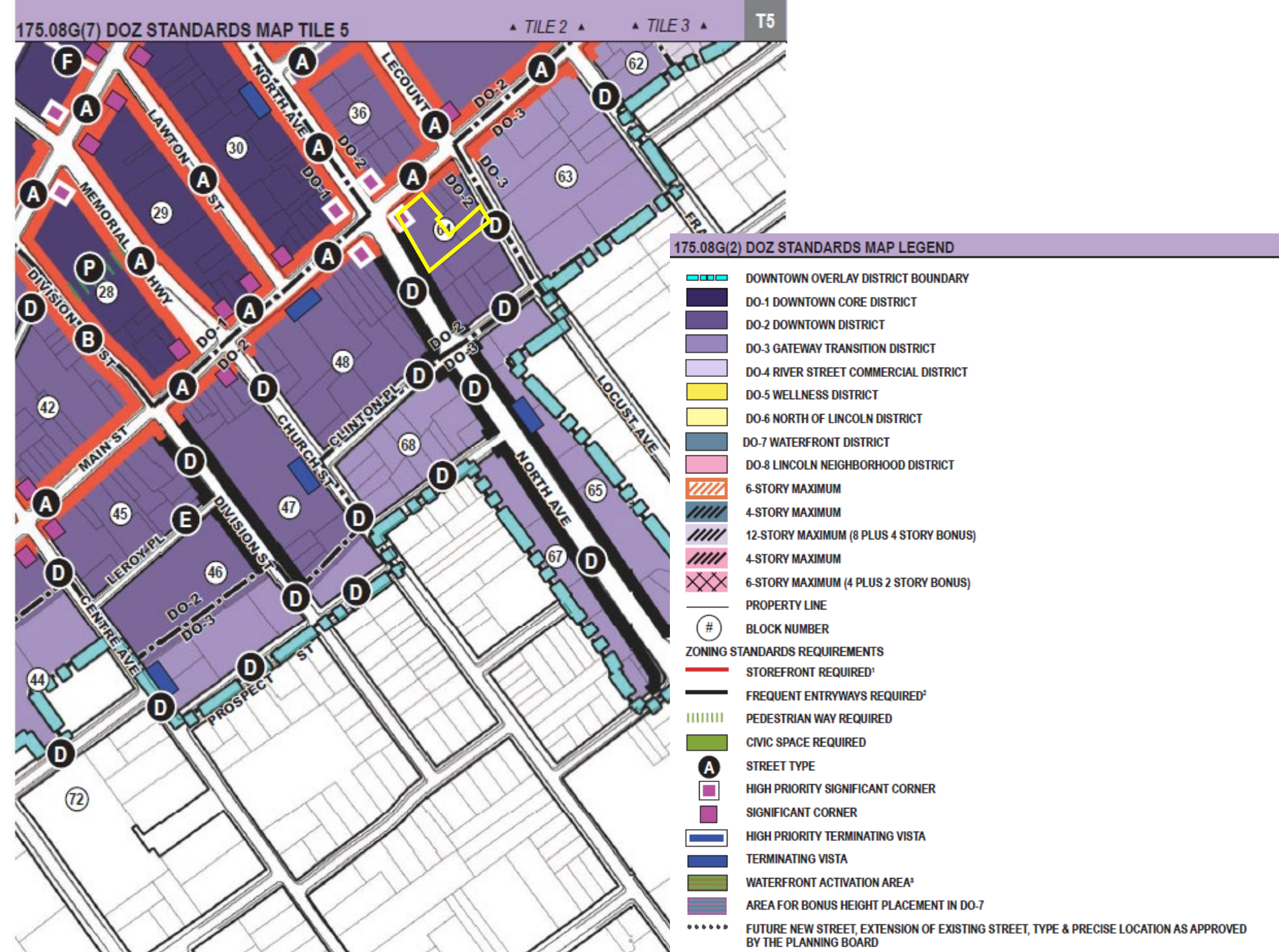
ZONING MAP

466 Main St Auto Repair and
Paint Shop Site
466 Main Street, New Rochelle,
New York 10801

Legend:

 Site Property Boundary
Zoning Districts: DO-2

June 2025
Source: City of New Rochelle
Zoning Code



Zoning District: DB (Downtown Business)

Source: City of New Rochelle Code, Chapter 331: Zoning

The purpose of the DB district is to allow for growth and development of the City's primary downtown area with a variety of retail, offices, service businesses, and residential uses.

The permitted principal uses are: retail and personal service stores and shops, dwelling units (on the second floor or above), business/professional/governmental offices (above first floor), banks, business or trade schools (above first floor), restaurants (including carry-out restaurants), catering halls, dance studios, martial arts studios, aerobic exercise studios, health clubs, theaters, bowling alleys, skating rinks, indoor tennis courts, medical care facilities (above first floor), off-street parking facilities, houses of worship, college-related uses, hotels, and manufacture of products for retail sale (given that at least 30% of the gross floor area consists of retail sale of the product on the building's street level).

Permitted accessory uses are: uses and structures that are clearly incidental and customarily accessory to the permitted principal use on the lot that they are located, amusement devices (defined in Chapter 86), and satellite earth station or dish antennas (only when accessory to a permitted principal use on the same lot).

Finally, uses allowed by special permit are: outdoor dining, public utility uses, cellular antennas and associated facilities, businesses that store and ship products to wholesale/catalog retail establishments that use the internet, craft beverage production facilities, billiard halls, clubs, funeral parlors, cabarets (as accessory to a restaurant with a public occupancy not to exceed 250 people when located within the Cabaret Overlay Zone), tattoo studios, eSports, tasting rooms, discount variety stores, and commercial EV charging stations.

Dimensional requirements, off-street parking and loading requirements, and residential/professional studio and/or residential/office uses can be found in Article IX, Section 72 of the Zoning Code. Design criteria for colleges, universities, and private schools can be found in Section 113.1 of the Zoning Code.

Zoning District: DO-2 (Downtown District)

Source: City of New Rochelle Code, Chapter 331: Zoning

The purpose of the article that establishes the Downtown Overlay Zones (DOZ) seeks to create a holistic and comprehensive economic development strategy to reestablish the downtown of New Rochelle as vibrant within a mixed-use, transit-oriented setting. It hopes to create a more economically successful and environmentally responsible downtown and City with a more harmonious and pedestrian-oriented public realm. It creates developmental rules and procedures to achieve these goals. The overlay zones (of which there are six) do not replace underlying zoning rules and regulations, but they do offer an alternative option for those developing within the DOZs.

The DOZ area also regulates by street type, which have requirements for storefronts and maximum door separation. Street standards are set based on the Street Type assigned to each street within an overlay zone.

The schedule of permitted uses for DO-2 is on the next page.

Each zone has standards for minimum total site frontage, minimum site area, building height, street wall height and setback, parking, minimum side yard from residential districts, and rear yard setbacks at residential districts. Community Benefit Bonuses are available in exchange for investments in public benefits.

For more information on DO-2, other Downtown Overlay Zones, and street standards, please see Article XXIII, Section 331-175 of the City of New Rochelle Code.

175.11A(2) Table of Uses			DO-2	KEY: P Permitted SP Allowed by Special Permit from the Planning Board A Accessory to a Permitted Principal Use X Prohibited * Allowed if and to the extent permitted by the underlying district
	DO-2	Residential Care Facility	SP	
MIXED USE ⁽¹⁾		INSTITUTIONAL/CIVIC		
Mixed Use	P	Institutional	P	
RETAIL		Municipal	P	
Retail	P	Library	P	
Restaurant	P	Community Facility	P	
Wholesale	P	Indoor Recreation	P	
Adult-use cannabis retail dispensary	P	Educational Use	P	
Smoke shops	SP	LIGHT INDUSTRIAL		
OFFICE		Artisan Production	P	
Office	P	Data Information Center	P	
Medical Office	P	Urban Agriculture	P	
Research and Development	P	Small-Scale Renewable Energy	SP	
Professional Service	P	PARKING FACILITIES		
RESIDENTIAL ⁽¹⁾		Parking Structure	P	
Multifamily Dwelling	P	Parking Lot	A	
Townhouse	P	UTILITIES		
Live-Work	P	Utilities	P	
Independent Living	P	NOTES: 1. Suites/units associated with Hospitality Uses and residential dwellings are prohibited within the Private Frontage area on the first floor of Storefront Frontages and Arcade Frontages. Common areas of residential and hospitality building such as lobbies, gyms and similar spaces servicing the primary use may occupy the ground floor of a storefront as long as it complies with the active edge requirements. 2. Entertainment/Cultural/Arts includes theater, museum, gallery, cinema, indoor amusement establishments. 3. When accessory to a restaurant.		
ENTERTAINMENT/CULTURE/ARTS				
Entertainment/Culture/Arts ²	P			
Catering Hall/Event Space	P			
Cabaret	*			
Micro-brewery ⁽³⁾	A			
HOSPITALITY ⁽¹⁾				
Hotel	P			
Inn/Bed-and-Breakfast	P			
Residential Care Facility	SP			
INSTITUTIONAL/CIVIC				
Institutional	P			

EXHIBIT F

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801

Year	Contact Information p/o Lot 1-215-32 Former Lot 1-215-0029 Owners	Status	Relation to Requestor
-1977	Chilewich Sons & Co. Address: 120 Wall Street New York, New York 10005	Unknown	None
1977-1978	Metropolitan Savings Bank Address: 189 Montague Street Brooklyn, New York 11201	Unknown	None
1978-1981	Washington Funding Corp. Address: 390 North Broadway Jericho, New York 11753	Inactive	None
1981-1988	Blueberry Harbor Corporation Address: 2365 Boston Post Road Larchmont, New York 10538	Inactive	None
1988-1994	Constable Plaza Associates, L.P. Address: c/o Wendy, Adler & Klein, 1440 Broadway New York, New York 10005	Inactive	None
1994-1995	Connecticut Mutual Life Insurance Company Address: 140 Garden Street Hartford, Connecticut 06154	Inactive	None
1995-2000	466 Main Street Realty Corp. Address: c/o Anderson Realty, Inc., P.O. Box 26 New Rochelle, New York 10802	Inactive	None
2000-2024	Metro Urban Community Corp. Address: 1384 Broadway, Suite 1904 New York, New York 10018	Active	None
2000-2024	Blake Park Housing Co., L.L.C. Address: 1384 Broadway, Suite 1904 New York, New York 10018	Active	None
Dec. 9, 2024	BRP 466 Main Street LLC Address: c/o BRP Companies, 100 Park Avenue, 36th Floor New York, New York 10017	Active	Volunteer Requestor
Operators			
1887-1896	Houses	N/A	None
1903-1911	New Rochelle Theatre (asbestos curtain used)	N/A	None
1911	Hardware Repair	N/A	None
1911	Storage	N/A	None
1911	Repair Shop	N/A	None
1911	Corporation Yard Street Department DPW	N/A	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

466 Main St Auto Repair and Paint Shop Site 466 Main Street, New Rochelle, New York 10801

1935	Westchester County Motor Co. Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
1937-1971	Arnold Constable Department Store Address: 453 Fifth Avenue New York, New York 10016	Inactive	None
Late 1970s	Flea Markets (vacant for six years after Arnold Constable closing)	N/A	None
1981	New Rochelle Flea-for-All Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 576-6037	Unknown	None
1982	New Rochelle Vendo Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 235-7940	Unknown	None
1982	Westchester Gold & Silver Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 235-5586	Unknown	None
1983-present	Constable Plaza / Arnold Constable Building (office building) Address: 466 Main Street New Rochelle, New York 10801	N/A	None
1983	Family Support Services Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
1984-1989	Software Synergy Inc. Address: c/o Lehnard & Kavanagh, P.C., 666 Fifth Avenue New York, New York 10103	Inactive	None
1984-present	Metro Medical Address: 466 Main Street, Floor 1 New Rochelle, New York 10801 Phone: (914) 633-1020	Unknown	None
1984	Magnaflux Corp. Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
1986-1992	American Career Schools, Inc. Address: 144 Milbar Boulevard Farmingdale, New York 11735 Phone: (914) 632-5800	Inactive	None
1986-1992	Electrovert Inc / Wieland, Inc. Address: 964 Third Avenue, Suite 3510 New York, New York 10022 Phone: (914) 633-0222	Inactive	None
1987	Eastchester Cardc Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 633-3309	Unknown	None
1987-1989	Jacoby & Meyers, Esqs. Address: 466 Main Street New Rochelle, New York 10801 Phone: (212) 221-5757	Unknown	None
1987-1995	Walter D Peek Inc Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 636-5055	Active	None
1989	Temp Force Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 235-8300	Unknown	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

466 Main St Auto Repair and Paint Shop Site 466 Main Street, New Rochelle, New York 10801

1990, 1995-2000	State Farm Insurance Companies Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 632-6000	Active	None
1990-2010	Westchester Jewish Community Services, Inc. Address: 845 North Broadway, First Floor White Plains, New York 10603 Phone: (914) 632-6433	Active	None
1991-1995	Franciosa & Madonna CPA's Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 633-3500	Unknown	None
1992-2000	Compilers Plus Inc. (division of American Business Information, Inc.) Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 633-5240	Inactive	None
1992	Various Attorneys Address: 466 Main Street New Rochelle, New York 10801	N/A	None
1992	Bell Financial Service Co., Inc. Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
1992	Fleetwood Funding Inc Address: 15 Industrial Drive, Suite 3 Middletown, New York 10941	Inactive	None
1992	Perlman Industries Inc Address: c/o Wachtell Manheim & Grouf, 30 Rockefeller Plaza New York, New York 10112	Inactive	None
1992-1995	Resource Management Alliance Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
1992-1995	Westcon, Inc. / Preferred Personnel Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 654-9400	Unknown	None
1992-2010	Champagne Associates PC Address: Box 1001, Second Street Troy, New York 12180 Phone: (914) 576-6543	Active	None
1993-2000	Westchester Acupuncture Center Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 633-9550	Unknown	None
1994-1996	Intercounty Business & Technical Institute, Inc. Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 633-6600	Inactive	None
1995	Grant Hudson Management Inc, Agent for Connecticut Mutual Life Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
1996-1997	New Rochelle Industrial Development Agency (IDA) Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 576-5332	Active	None
1996-2000	Westchester Consumer Empowerment Center Address: 466 Main Street New Rochelle, New York 10801	Active	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

**466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801**

1996-2020	Pregnancy Care Center Address: 466 Main Street New Rochelle, New York 10801 Phone: (914) 632-3952	Unknown	None
1997-2000, 2010-2017	Empowered Learning Center Address: 466 Main Street, Lower Level New Rochelle, New York 10801 Phone: (914) 576-8181	Inactive	None
2000	ACCU Staff Incorporated Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2000	AVCO Financial Services of New York Incorporated Westchester Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2000	CNIA Security Inc. Address: 200 North Avenue New Rochelle, New York 10801	Inactive	None
2000	Monroe College Bookstore Address: 145 Huguenot Street New Rochelle, New York 10801	Active	None
2000	Clifford Cozolino MD, Chiropractor Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2000	Elk Management Corp Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2000	General Mortgage Corporation Address: 466 Main Street New Rochelle, New York 10801-6431	Inactive	None
2000	Hurtig Evans International Incorporated Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2000	New Rochelle Overall Economic Development Corporation Address: 542 Main Street New Rochelle, New York 10801	Active	None
2000	Sweet Talk Productions Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2000	Watson & Collins Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2000	Working Mom on the Run Address: c/o Weil Gotshal & Manges, 767 Fifth Avenue New York, New York 10153	Inactive	None
2000	Zeller List Corporation, Division of Contracts Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2000-2020	Anton Sattler Management Co., LTD. Address: c/o Stephens, Baroni, Reilly & Lewis LLP, 175 Main Street White Plains, New York 10601	Active	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

**466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801**

2000-2020	Tri State Office Products Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2005	AEGIS Resources Address: 466 Main Street New Rochelle, New York 10801	Active	None
2005	Associates First Capital Corp Address: 28 Liberty Street New York, New York 10005	Active	None
2005	Dreammaker Mortgage Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2005	Mano & Tambasco LTD Inc Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2005	Triax Computer Services Inc Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2005	Westchester Institute of Computer Technology, Inc. Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2005	Wict Development Corp Address: 466 Main Street New Rochelle, New York 10801	Active	None
2005-2010	Family Foot Care of New Rochelle, P.C. Address: 466 Main Street New Rochelle, New York 10801	Active	None
2005-2014	All Computer Services Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2005-2014	Recco Home Care Service, Inc. Address: 524 Hicksville Road Massapequa, New York 11758	Active	None
2005, 2014-2017	Blumberg Marketing Address: 466 Main Street New Rochelle, New York 10801	Phone: (914) 712-9282 Unknown	None
2005-2024	H&R Block Address: 466 Main Street, Floor 1 New Rochelle, New York	Phone: (914) 235-6770 Active	None
2010	Nestler Landscape & Design Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2010, 2017	Alden Personnel – New Rochelle Address: 466 Main Street New Rochelle, New York 10801	Phone: (914) 637-2373 Active	None
2010-2017	Community Housing Innovation Address: 466 Main Street New Rochelle, New York 10801	Unknown	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

**466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801**

2010-2017	Family Christian Center Inc Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2010, 2020	Sherman & Sherman PC Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2010, 2020	Seigel Dentistry Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2010-2020	American Recovery Inc Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2010-2020	North & Main Realty Co Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2010-2020	Rhein 83 USA Inc Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2014	Bobby & Family Roofers Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2014	Women Medical Wellness Address: 466 Main Street New Rochelle, New York 10801	Phone: (914) 633-9300 Unknown	None
2014-2017	Firstdivision Sec Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2014-2017	Main Locksmith Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2014-2020	Empire Foot Care PC Address: 466 Main Street New Rochelle, New York 10801	Active	None
2014-2017	Stone Water Associate Address: 466 Main Street New Rochelle, New York 10801	Phone: (914) 365-1195 Unknown	None
2014-2020	Robson Forensic Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2014-present	V&M Sherman DDS P.C. [still one of two existing tenants] Address: 466 Main Street New Rochelle, New York 10801	Active	None
2014-2024	Growing Minds of New York Inc Address: 466 Main Street, Floor 1 New Rochelle, New York 10801	Active	None
2017-2024	Hour to Exit Address: 466 Main Street, Suite 206 New Rochelle, New York 10801	Phone: (914) 355-4272 Unknown	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

**466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801**

2020	Framaco International Inc Address: 800 Westchester Avenue, Suite S-430 Rye Brook, New York 10573	Active	None
2020	Glam by Doni Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2020	Restore Skincare & Aesthetics Address: 466 Main Street New Rochelle, New York 10801	Unknown	None
2020	VIP Health Care Services Address: 466 Main Street New Rochelle, New York 10801	Phone: (914) 682-4983 Active	None
2020-2024	Source Holdings LLC Address: 13 Bryant Street, Suite 1L White Plains, New York 10605	Phone: (718) 769-2698 Active	None
2020-2024	New Rochelle Physical Therapy Address: 466 Main Street New Rochelle, New York 10801	Inactive	None
2020- Present	New Rochelle Dental Arts Dr. Marc Liechtung a.k.a. Guardian Dentistry [still an existing tenant] Address: 466 Main Street, Floor 1 New Rochelle, New York 10801	Active	None
2021-2022 (approx.)	Addus HomeCare Address: 466 Main Street, Suite 204 New Rochelle, New York 10801	Phone: (914) 654-6540 Unknown	None

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801

Year	Contact Information p/o Lot 1-215-32 Former Lot 1-215-0034 Owners	Status	Relation to Requestor
-1977	Chilewich Sons & Co. Address: 120 Wall Street New York, New York 10005	Unknown	None
1977-1978	Metropolitan Savings Bank Address: 189 Montague Street Brooklyn, New York 11201	Unknown	None
1978-1981	Washington Funding Corp. Address: 390 North Broadway Jericho, New York 11753	Inactive	None
1981-1988	Blueberry Harbor Corporation Address: 2365 Boston Post Road Larchmont, New York 10538	Inactive	None
1988-1994	Constable Plaza Associates, L.P. Address: c/o Wendy, Adler & Klein, 1440 Broadway New York, New York 10005	Inactive	None
1994-1995	Connecticut Mutual Life Insurance Company Address: 140 Garden Street Hartford, Connecticut 06154	Inactive	None
1995-2001	466 Main Street Realty Corp. Address: c/o Anderson Realty, Inc., P.O. Box 26 New Rochelle, New York 10802	Inactive	None
2001	Locust Land Development Corp. Address: P.O. Box 26 New Rochelle, New York 10802	Inactive	None
2001-2024	Blake Park Housing Co., L.L.C. Address: 1384 Broadway, Suite 1904 New York, New York 10018	Active	None
Dec. 9, 2024	BRP 466 Main Street LLC Address: c/o BRP Companies, 100 Park Avenue, 36th Floor New York, New York 10017	Active	Volunteer Requestor
Operators			
1896	Grocery Store	N/A	None
1903	Plumber	N/A	None
1911	Hardware Paints	N/A	None
1931, 1951	Store	N/A	None
1990- Present	<i>Vacant</i>	N/A	

PREVIOUS AND CURRENT OWNERS & OPERATORS LIST

466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801

Year	Contact Information p/o Lot 1-215-32 Former Lot 1-215-0042 Owners & Operators	Status	Relation to Requestor
-1977	Chilewich Sons & Co. Address: 120 Wall Street New York, New York 10005	Unknown	None
1977-1978	Metropolitan Savings Bank Address: 189 Montague Street Brooklyn, New York 11201	Unknown	None
1978-1981	Washington Funding Corp. Address: 390 North Broadway Jericho, New York 11753	Inactive	None
1981-1988	Blueberry Harbor Corporation Address: 2365 Boston Post Road Larchmont, New York 10538	Inactive	None
1988-1994	Constable Plaza Associates, L.P. Address: c/o Wendy, Adler & Klein, 1440 Broadway New York, New York 10005	Inactive	None
1994-1995	Connecticut Mutual Life Insurance Company Address: 140 Garden Street Hartford, Connecticut 06154	Inactive	None
1995-2000	466 Main Street Realty Corp. Address: c/o Anderson Realty, Inc., P.O. Box 26 New Rochelle, New York 10802	Inactive	None
2000-2024	Metro Urban Community Corp. Address: 1384 Broadway, Suite 1904 New York, New York 10018	Active	None
2000-2024	Blake Park Housing Co., L.L.C. Address: 1384 Broadway, Suite 1904 New York, New York 10018	Active	None
Dec. 9, 2024	BRP 466 Main Street LLC Address: c/o BRP Companies, 100 Park Avenue, 36th Floor New York, New York 10017	Active	Volunteer Requestor
Operators			
1896-1951	House	N/A	None
1951- current	Parking	N/A	

EXHIBIT G

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



643433009DED001W

Westchester County Recording & Endorsement Page

Submitter Information

Name: CHICAGO TITLE Phone: 212 880 1249
Address 1: 711 THIRD AVENUE Fax: 2128801405
Address 2: 8TH FLOOR Email: Ctinyrecording@ctt.com
City/State/Zip: NEW YORK NY 10017 Reference for Submitter: CT22-00513-W

Document Details

Control Number: **643433009** Document Type: **Deed (DED)**
Package ID: 2024120800005001003 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY 2nd PARTY
1: BLAKE PARK HOUSING CO LLC - Other 1: BRP 466 MAIN STREET LLC - Other
2: 2:

Property

☐ Additional Properties on Continuation page

Street Address: N/A MAIN STREET Tax Designation: 1-215-34
City/Town: NEW ROCHELLE Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Total Recording Fees Paid: **\$320.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$1,594,880.00
Transfer Tax: \$6,380.00
Mansion Tax: \$0.00
Transfer Tax Number: 6294

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/02/2025 at 10:25 AM

Control Number: **643433009**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

KATTEN MUCHIN ROSENMAN LLP
50 ROCKEFELLER PLAZA

NEW YORK, NY 10020
Attn: RYAN A. GIBBONS, ESQ.

RECORD AND RETURN TO:

**KATTEN MUCHIN ROSENMAN LLP
50 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10020
ATTENTION: ANDREW L. JAGODA, ESQ.**

THIS BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS is made as of the [9]th day of December, 2024:

BETWEEN **BLAKE PARK HOUSING CO., L.L.C.**, a New York limited liability company, having an office at 1384 Broadway, Suite 1904, New York, New York 10018, collectively, the party of the first part, and **BRP 466 MAIN STREET LLC**, a New York limited liability company, having an office at c/o BRP Companies, 100 Park Avenue, 36th Floor, New York, New York 10017, the party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester, State of New York, and being more particularly described on **Exhibit A** annexed hereto;

Said premises is also known as 466 Main Street, New Rochelle, New York.

TOGETHER WITH all right, title and interest of the party of the first part, if any, in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estates and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs or successors and assigns forever,

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of this deed so requires.

[End of Text]



Notary Public

Exhibit A

Real Property

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Main Street, distant 103.00 feet westerly from the westerly side of Locust Avenue, said point also being on the westerly line of lands now or formerly of Lupprian and others;

THENCE along the last mentioned lands, South 32 degrees 26 minutes 26 seconds East, 100.00 feet to a point on the northerly line of lands now or formerly of D.W. Glasser;

THENCE along the last mentioned line, South 57 degrees 58 minutes 30 seconds West, 25.00 feet to a point on the easterly line of lands now or formerly of Rosa Galgano & others;

THENCE along the last mentioned line, North 32 degrees 26 minutes 26 seconds West, 100.00 feet to a point on the above mentioned southerly side of Main Street;

THENCE along the same, North 57 degrees 58 minutes 30 seconds East, 25.00 feet to the point or place of BEGINNING.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



643433006DED001T

Westchester County Recording & Endorsement Page

Submitter Information

Name: CHICAGO TITLE Phone: 212 880 1249
Address 1: 711 THIRD AVENUE Fax: 2128801405
Address 2: 8TH FLOOR Email: Ctinyrecording@ctt.com
City/State/Zip: NEW YORK NY 10017 Reference for Submitter: CT22-00513-W

Document Details

Control Number: **643433006** Document Type: **Deed (DED)**
Package ID: 2024120800005001003 Document Page Count: **5** Total Page Count: **6**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: METRO URBAN COMMUNITY CORP - Other
2: BLAKE PARK HOUSING CO LLC - Other

2nd PARTY

1: BRP 466 MAIN STREET LLC - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 466 MAIN STREET Tax Designation: 1-215-29
City/Town: NEW ROCHELLE Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$30.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Total Recording Fees Paid: **\$325.00**

Transfer Taxes

Consideration: \$16,205,120.00
Transfer Tax: \$64,822.00
Mansion Tax: \$0.00
Transfer Tax Number: 6293

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/02/2025 at 10:25 AM
Control Number: **643433006**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

KATTEN MUCHIN ROSENMAN LLP
JAGODA, ESQ.
50 ROCKEFELLER PLAZA

NEW YORK, NY 10020
Attn: ANDREW JAGODA, ESQ.

RECORD AND RETURN TO:

**KATTEN MUCHIN ROSENMAN LLP
50 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10020
ATTENTION: ANDREW L. JAGODA, ESQ.**

**THIS BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST
GRANTOR'S ACTS** is made as of the [9th] day of December, 2024:

BETWEEN METRO URBAN COMMUNITY CORP., a New York corporation
and **BLAKE PARK HOUSING CO., L.L.C.**, a New York limited liability company, each having
an office at 1384 Broadway, Suite 1904, New York, New York 10018, collectively, the party of the
first part, and **BRP 466 MAIN STREET LLC**, a New York limited liability company, having an
office at c/o BRP Companies, 100 Park Avenue, 36th Floor, New York, New York 10017, the party
of the second part.

WITNESSETH, that the party of the first part, in consideration of
Ten and 00/100 Dollars (\$10.00) and other good and
valuable consideration paid by the party of the second part, does hereby grant and release unto the
party of the second part, the successors and assigns of the party of the second part forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements
thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester, State
of New York, and being more particularly described on **Exhibit A** annexed hereto;

Said premises is also known as 466 Main Street, New Rochelle, New York.


TOGETHER WITH all right, title and interest of the party of the first part, if any,
in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estates and rights of the party
of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the
second part, its heirs or successors and assigns forever,

AND the party of the first part, in compliance with Section 13 of the Lien Law,
covenants that the party of the first part will receive the consideration for this conveyance and will
hold the right to receive such consideration as a trust fund to be applied first for the purpose of
paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party"
shall be construed as if it reads "parties" whenever the sense of this deed so requires.

[End of Text]


Notary Public

By: [Signature]
Name: STUART POLINSKI
Title: MANAGER

On this 5th day of December in the year 2024, before me, the undersigned, personally appeared Stuart Polinsky personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Exhibit A

Real Property

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being bounded and described as follows:

BEGINNING at a point in the southeasterly side of Main Street at the easterly end of a curve having a radius of 20 feet, which curve connects the southeasterly side of Main Street with the easterly side of North Avenue;

RUNNING THENCE along the southeasterly side of Main Street, North 57 degrees 58 minutes 30 seconds East, 83.26 feet;

THENCE South 32 degrees 26 minutes 26 seconds East, 148.95 feet;

THENCE North 57 degrees 40 minutes 30 seconds East, 97.30 feet to the westerly side of Locust Avenue;

THENCE along the westerly side of Locust Avenue, South 20 degrees 43 minutes 00 seconds East, 50.63 feet to a point;

THENCE from said point, South 56 degrees 43 minutes 20 seconds West, 162.97 feet;

THENCE North 32 degrees 31 minutes 30 seconds West, 1.95 feet;

THENCE South 57 degrees 40 minutes 30 seconds West, 4.43 feet;

THENCE South 32 degrees 19 minutes 30 seconds East, 55.24 feet;

THENCE North 58 degrees 41 minutes 50 seconds East, 26.56 feet;

THENCE, the following courses and distances:

1. South 27 degrees 47 minutes 00 seconds East, 0.19 feet;
2. North 58 degrees 33 minutes 00 seconds East, 31.06 feet;
3. South 27 degrees 47 minutes 00 seconds East, 60.56 feet,
4. North 62 degrees 21 minutes 50 seconds East, 6.77 feet; and
5. South 27 degrees 38 minutes 10 seconds East, 60.00 feet to the northwesterly side of Clinton Place;

THENCE along the northwesterly side of Clinton Place, South 62 degrees 21 minutes 50 seconds West, 80.92 feet and South 60 degrees 31 minutes 30 seconds West, 38.94 feet to the southeasterly end of a curve connecting the northwesterly side of Clinton Place with the easterly side of North Avenue;

THENCE northwesterly along said curve, having a radius of 20 feet bearing to the right, an arc distance of 34.07 feet to the easterly side of North Avenue;

THENCE along the easterly side of North Avenue, North 21 degrees 52 minutes 40 seconds West, 333.82 feet to the southwesterly end of a curve connecting the easterly side of North Avenue with the southeasterly side of Main Street;

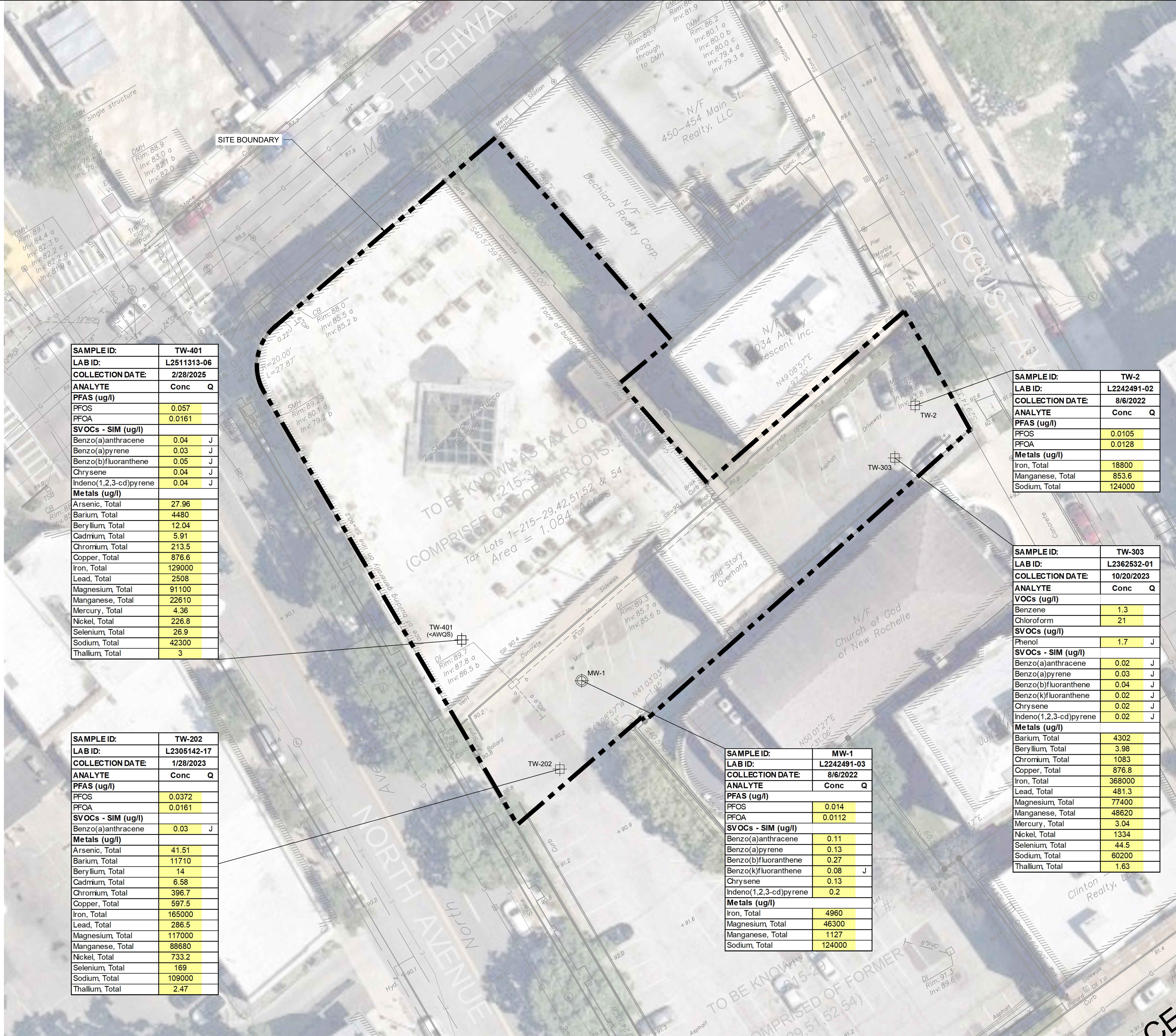
THENCE in a northerly and northeasterly direction along said curve, having a radius of 20 feet, an arc distance of 27.87 feet to the southeasterly side of Main Street and the point or place of BEGINNING.

EXHIBIT H

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of
section 7209 (2) of the New York State Education Law. Copies of this
map not having the seal of the engineer shall not be valid.
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REFERENCE:

1. AERIAL PHOTOGRAPHY TAKEN FROM 2022 MICROSOFT/BING CORP. 2022
MAXAR, CNES (2022) DISTRIBUTION AIRBUS DS AERIAL IMAGING.



SAMPLE ID:	TW-401		
LAB ID:	L2511313-06		
COLLECTION DATE:	2/28/2025		
ANALYTE	Conc	Q	
PFAS (ug/l)			
PFOS	0.057		
PFOA	0.0161		
SVOCs - SIM (ug/l)			
Benzo(a)anthracene	0.04	J	
Benzo(a)pyrene	0.03	J	
Benzo(b)fluoranthene	0.05	J	
Chrysene	0.04	J	
Indeno(1,2,3-cd)pyrene	0.04	J	
Metals (ug/l)			
Arsenic, Total	27.96		
Barium, Total	4480		
Beryllium, Total	12.04		
Cadmium, Total	5.91		
Chromium, Total	213.5		
Copper, Total	876.6		
Iron, Total	129000		
Lead, Total	2508		
Magnesium, Total	91100		
Manganese, Total	22610		
Mercury, Total	4.36		
Nickel, Total	226.8		
Selenium, Total	26.9		
Sodium, Total	42300		
Thallium, Total	3		

SAMPLE ID:	TW-202	
LAB ID:	L2305142-17	
COLLECTION DATE:	1/28/2023	
ANALYTE	Conc	Q
PFAS (ug/l)		
PFOS	0.0372	
PFOA	0.0161	
SVOCs - SIM (ug/l)		
Benzo(a)anthracene	0.03	J
Metals (ug/l)		
Arsenic, Total	41.51	
Barium, Total	11710	
Beryllium, Total	14	
Cadmium, Total	6.58	
Chromium, Total	396.7	
Copper, Total	597.5	
Iron, Total	165000	
Lead, Total	286.5	
Magnesium, Total	117000	
Manganese, Total	88680	
Nickel, Total	733.2	
Selenium, Total	169	
Sodium, Total	109000	
Thallium, Total	2.47	

SAMPLE ID:	TW-2		
LAB ID:	L2242491-02		
COLLECTION DATE:	8/6/2022		
ANALYTE	Conc	Q	
PFAS (ug/l)			
PFOS	0.0105		
PFOA	0.0128		
Metals (ug/l)			
Iron, Total	18800		
Manganese, Total	853.6		
Sodium, Total	124000		

SAMPLE ID:	TW-303		
LAB ID:	L2362532-01		
COLLECTION DATE:	10/20/2023		
ANALYTE	Conc	Q	
VOCs (ug/l)			
Benzene	1.3		
Chloroform	21		
SVOCs (ug/l)			
Phenol	1.7	J	
SVOCs - SIM (ug/l)			
Benzo(a)anthracene	0.02	J	
Benzo(a)pyrene	0.03	J	
Benzo(b)fluoranthene	0.04	J	
Benzo(k)fluoranthene	0.02	J	
Chrysene	0.02	J	
Indeno(1,2,3-cd)pyrene	0.02	J	
Metals (ug/l)			
Barium, Total	4302		
Beryllium, Total	3.98		
Chromium, Total	1083		
Copper, Total	876.8		
Iron, Total	368000		
Lead, Total	481.3		
Magnesium, Total	77400		
Manganese, Total	48620		
Mercury, Total	3.04		
Nickel, Total	1334		
Selenium, Total	44.5		
Sodium, Total	60200		
Thallium, Total	1.63		

SAMPLE ID:	MW-1		
LAB ID:	L2242491-03		
COLLECTION DATE:	8/6/2022		
ANALYTE	Conc	Q	
PFAS (ug/l)			
PFOS	0.014		
PFOA	0.0112		
SVOCs - SIM (ug/l)			
Benzo(a)anthracene	0.11		
Benzo(a)pyrene	0.13		
Benzo(b)fluoranthene	0.27		
Benzo(k)fluoranthene	0.08		J
Chrysene	0.13		
Indeno(1,2,3-cd)pyrene	0.2		
Metals (ug/l)			
Iron, Total	4960		
Magnesium, Total	46300		
Manganese, Total	1127		
Sodium, Total	124000		

ANALYTE	NY-AWQS
VOCs (ug/l)	
Benzene	1
Chloroform	7
PFAS (ug/l)	
PFOS	0.0027
PFOA	0.0067
SVOCs (ug/l)	
Phenol	1
SVOCs - SIM (ug/l)	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Metals (ug/l)	
Arsenic, Total	25
Barium, Total	1000
Beryllium, Total	3
Cadmium, Total	5
Chromium, Total	50
Copper, Total	200
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Mercury, Total	0.7
Nickel, Total	100
Selenium, Total	10
Silver, Total	50
Sodium, Total	20000
Thallium, Total	0.5

Notes

NY-AWQS: New York TOGS 111
Ambient Water Quality Standards &
Guidance Values Criteria per
Standards & Guidance Values
including all addenda through
February 2023.

Exceedance of NY-AWQS

J = Estimated

ND = Not Detected

- = Not Tested

PFOS = Perfluorooctanesulfonic Acid

PFOA = Perfluorooctanoic Acid

LEGEND:

- - - SITE BOUNDARY
- ⊕ MW-1 - GROUNDWATER WELL SAMPLE NO. AND APPROX. LOCATION
- ⊕ TW-2 - TEMPORARY WELL SAMPLE NO. AND APPROX. LOCATION

Scale: 1"= 20'
0 10 20 40 60 80

rev	date	description

dwg by: KBV
chk by: CM
scale: AS NOTED
date: 3/28/2025

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

466 MAIN STREET
PHASE II ENVIRONMENTAL SITE ASSESSMENT
NEW ROCHELLE, NEW YORK

GROUNDWATER SAMPLE RESULTS PLAN

title:

job no. 12587
drawing no.

FIG-2.3



Exhibit I



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: BRP 466 MAIN STREET LLC
DOS ID: 6566027
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 08/18/2022
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 08/18/2022
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 08/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: C T CORPORATION SYSTEM
Address: 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name: C T CORPORATION SYSTEM

Address: 28 LIBERTY STREET, NEW YORK, NY, 10005

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit J

WRITTEN CONSENT

The undersigned, being a Member of BRP 466 Main Street LLC, does hereby certify as follows:

1. BRP 466 Main Street LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 466 Main Street, New Rochelle, NY 10801 (Tax ID: 1-215-0032) (collectively the "BCP Site").

2. The following person, Geoffroi Flournoy, a Member of BRP 466 Main Street LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer BRP 466 Main Street LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ____ day of June 2025.



Meredith Marshall
Member of BRP 466 Main Street LLC

Exhibit K

Site Contact List

466 Main St Auto Repair and Paint Shop Site
466 Main Street, New Rochelle, New York 10801

Name	Title	Address	City	State	Zip
Chuck Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kirsten Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
Adam Salgado	New Rochelle Development Department, Commissioner	515 North Avenue	New Rochelle	NY	10801
Kevin Kain	New Rochelle Director of Planning & Sustainability	515 North Avenue	New Rochelle	NY	10801
George Latimer	U.S. House of Representatives	177 Dreiser Loop, Room 3	Bronx	NY	10475
Nathalia Fernandez	New York State Senator	3853 East Tremont Avenue	Bronx	NY	10456
Ken Jenkins	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Richard Hyman	Westchester County Planning Board, Chair	148 Martine Avenue, Room 420	White Plains	NY	10601
Yadira Ramos-Herbert	The City of New Rochelle Mayor	515 North Avenue	New Rochelle	NY	10801
Sarah Dodds-Brown	New Rochelle Planning Board, Chair	515 North Avenue	New Rochelle	NY	10801
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
To Whom It May Concern	Westchester County Water Agency	148 Martine Avenue	White Plains	NY	10601
Wilfredo Melendez	New Rochelle Public Works Department, Commissioner	515 North Avenue	New Rochelle	NY	10801
SUEZ Westchester/Veolia Water	New Rochelle Private Water Supplier	2525 Palmer Avenue	New Rochelle	NY	10801
Eugenia Schatoff	New Rochelle Public Library - Document Repository	1 Library Plaza	New Rochelle	NY	10801
Michael Galland	Columbus Elementary School, Principal	275 Washington Avenue	New Rochelle	NY	10801
Cynthia Chambers	Salesian High School, Principal	148 East Main Street	New Rochelle	NY	10801
Sergia Davila	The Hallen School, Principal	97 Centre Avenue	New Rochelle	NY	10801
Michael Hilderbrand	Trinity Elementary School, Principal	180 Pelham Road	New Rochelle	NY	10801
Dr. T. Robinson	Issac E. Young Middle School, Principal	270 Centre Avenue	New Rochelle	NY	10801
Kim Nieves	Jefferson Elementary School, Principal	131 Wyman Avenue	New Rochelle	NY	10801
Chris Nihill	Port Sailing School	22 Pelham Road	New Rochelle	NY	10801
To Whom It May Concern	St. Gabriel's School	50 Washington Avenue	New Rochelle	NY	10801
To Whom It May Concern	Japanese Weekend School of New York	56 Harrison Street, Suite 503	New Rochelle	NY	10801
To Whom It May Concern	Goldfish Swim School - New Rochelle	14 Weyman Avenue	New Rochelle	NY	10801
To Whom It May Concern	Boys & Girls Club - New Rochelle	79 7th Street	New Rochelle	NY	10801
To Whom It May Concern	Trinity Cooperative Nursery School	311 Huguenot Street	New Rochelle	NY	10801
To Whom It May Concern	New Rochelle City School District	515 North Avenue	New Rochelle	NY	10801
To Whom It May Concern	Heritage Auto School Inc	21 Anderson Street	New Rochelle	NY	10801
To Whom It May Concern	New Millennium Driving School, Inc.	577 Main Street	New Rochelle	NY	10801
To Whom It May Concern	KSI Auto Driving School	200 North Avenue	New Rochelle	NY	10801
Jessica Jimenez	Julima's Daycare	111 Horton Avenue	New Rochelle	NY	10801
Jennifer R. Bowen	Tiny Hands Daycare	7 Clove Road	New Rochelle	NY	10801
Devora Barrios	Westcop Childrens Center for Learning	95 Lincoln Avenue	New Rochelle	NY	10801
Sylvia Hamer	HOPE Community Services, Executive Director	50 Washington Avenue	New Rochelle	NY	10801
Carmen M. Youngs	Little Rascals Daycare	18 Badeau Place	New Rochelle	NY	10801
Ashley R. Codrington	The Little Bumblebee	286 Huguenot Street	New Rochelle	NY	10801
Jennifer E. Jones	Growing Minds of New York, Inc.	466 Main Street	New Rochelle	NY	10801
Tashisha Fuller	The Learning Experience - New Rochelle	1 Bally Place	New Rochelle	NY	10801

Deloris Hogan	Dee's Tots Childcare	166 Lincoln Avenue	New Rochelle	NY	10801
Jessica G. Jimenez	Julima's Daycare	111 Horton Avenue	New Rochelle	NY	10801
Juana Cruz and Sujeidi Henriquez	Sue's Prep	287 Union Avenue	New Rochelle	NY	10801
Christina Rubicco	Anna & Jack's Treehouse Daycare and Preschool	138 Centre Avenue	New Rochelle	NY	10801
Martha Mendoza	Martha's Group Family Daycare	173 Elm Street	New Rochelle	NY	10801
Vanessa Perez	Hope's Academy Home Daycare	11 Woodbury Street	New Rochelle	NY	10805
Jessica Cunyas	Heronia's DayCare	2 Lee Court	New Rochelle	NY	10805
Tanisha Miller	YMCA of New Rochelle	50 Weyman Avenue	New Rochelle	NY	10805
Sabrina Ramnauth	133 Boston Post Rd	2433 Palmer Avenue, First Floor	New Rochelle	NY	10801
Norma Gaytan Gonzalez	Isabel's Day Care	45 Hemingway Avenue	New Rochelle	NY	10801
Milagros Morgado	Milagros Amazing Day Care	90 Washington Avenue	New Rochelle	NY	10801
Socorro Aristy	My First Step Group Family Daycare	48 Prince Street	New Rochelle	NY	10801
Yolanda L. Roberson	Boys & Girls Club - New Rochelle	1 Remington Place	New Rochelle	NY	10801
Tanya C. Williams	The House Barbara Built LLC	5 Risley Place	New Rochelle	NY	10801
Enterprises United LLC & Robert Ann Realty LLC	Adjacent Property Owner of 476 & 478 Main Street	653 Old Montauk Hwy	Montauk	NY	11954
S.K. Cheng Property, LLC	Adjacent Property Owner of 176 North Avenue	140 South 12th Avenue	Mount Vernon	NY	10550
Peixoto Family Irrevocable Tr	Adjacent Property Owner of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
New Rochelle Main LLC	Adjacent Property Owner of 484 Main Street	1 New King Street, Suite 201	West Harrison	NY	10604
Sinnot Mgt Co	Adjacent Property Owner of 27 Clinton Pl	35 Clinton Pl, #1B	New Rochelle	NY	10801
386 Main St LLC	Adjacent Property Owner of 486 Main Street	PO Box 477	North Station	NY	10603
479 Main RMR LLC	Adjacent Property Owner of 479 Main Street	30 Church Street, Suite 4	New Rochelle	NY	10801
Mateo A LLC	Adjacent Property Owner of 477 Main Street	19 Pheasant Drive	Rye	NY	10580
Baron Management LLC	Adjacent Property Owner of 475 Main Street	475 Main Street	New Rochelle	NY	10801
DB Main & Lawton LLC	Adjacent Property Owner of 210 & 212 North Avenue	210 North Avenue	New Rochelle	NY	10801
14 Le Count Place LLC	Adjacent Property Owner of 455 Main Street	480 Bedford Road	Chappaqua	NY	10514
Main/LeCount LLC	Adjacent Property Owner of 451 Main Street	PO Box 625	Ardasley	NY	10502
NEW ROC Associates LP	Adjacent Property Owner of 33 Le Count Pl	33 Le Count Pl	New Rochelle	NY	10801
Union Baptist Church	Adjacent Property Owner of 440 Main Street & 10 Locust Avenue	440 Main Street	New Rochelle	NY	10805
Huguenot Housing Association	Adjacent Property Owner of 16 Locust Avenue	5 West Main Stret, Suite 214	Elmsford	NY	10523
434 Main Street Realty LLC	Adjacent Property Owner of 434 Main Street	145 Huguenot Street, Suite 109	New Rochelle	NY	10801
MCDORMY NY LLC, c/o WP Carey Inc.	Adjacent Property Owner of 26 Locust Avenue	395 9th Avenue, Floor 58	New York	NY	10001
Church of God of N.R.	Adjacent Property Owner of 19 Locust Avenue	PO Box 1170	New Rochelle	NY	10801
3034 Albany Crescent Inc.	Adjacent Property Owner of 11 Locust Avenue	PO Box 289	Harrison	NY	10528
456 Main St Realty LLC & 450-454 Main St. Realty, LLC	Adjacent Property Owner of 450 & 456 Main Street	334-336 East 110th Street	New York	NY	10029
Clinton-Locust Realty LLC	Adjacent Property Owner of 31 Locust Avenue	405 Webster Avenue	New Rochelle	NY	10801
J Martinez	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 1N	New Rochelle	NY	10801
I Rivera & A Lobo	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 1S	New Rochelle	NY	10801
R Saintan	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 2N	New Rochelle	NY	10801
R Belton	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 2S	New Rochelle	NY	10801
A Tayag	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 3N	New Rochelle	NY	10801
C Cintron	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 3S	New Rochelle	NY	10801
27 Locust 4N LLC	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 4N	New Rochelle	NY	10801
E Quintero-Barroso	Adjacent Property Owner of 27 Locust Avenue Apt	27 Locust Avenue, 4S	New Rochelle	NY	10801
Source Holdings LLC	Adjacent Property Operator of 466 Main Street	466 Main Street	New Rochelle	NY	10801

H&R Block	Adjacent Property Operator of 466 Main Street	466 Main Street	New Rochelle	NY	10801
Hour To Exit	Adjacent Property Operator of 466 Main Street	466 Main Street, Suite 206	New Rochelle	NY	10801
Metro Medical	Adjacent Property Operator of 466 Main Street	466 Main Street	New Rochelle	NY	10801
New Rochelle Physical Therapy	Adjacent Property Operator of 466 Main Street	466 Main Street, Suite 200	New Rochelle	NY	10801
New Rochelle Dental Arts	Adjacent Property Operator of 466 Main Street	466 Main Street	New Rochelle	NY	10801
Dr. Michael Sherman, DDS	Adjacent Property Operator of 466 Main Street	466 Main Street, Suite 102	New Rochelle	NY	10801
New Rochelle Deli	Adjacent Property Operator of 476 Main Street	476 Main Street	New Rochelle	NY	10801
Bruckner Cash Register Sales-Services	Adjacent Property Operator of 194 North Avenue	194 North Avenue	New Rochelle	NY	10801
GNC	Adjacent Property Operator of 192 North Avenue	192 North Avenue	New Rochelle	NY	10801
Today's Haircuts	Adjacent Property Operator of 190 North Avenue	190 North Avenue	New Rochelle	NY	10801
Toy Discount Center	Adjacent Property Operator of 188 North Avenue	188 North Avenue	New Rochelle	NY	10801
Vani Furs Inc	Adjacent Property Operator of 178 North Avenue	178 North Avenue	New Rochelle	NY	10801
Sunshine Massage	Adjacent Property Operator of 176 North Avenue	176 North Avenue	New Rochelle	NY	10801
MoneyGram	Adjacent Property Operator of 172 North Avenue	172 North Avenue	New Rochelle	NY	10801
New Ro Suds Laundromat	Adjacent Property Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
Magic Nail Beauty Salon	Adjacent Property Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
Zeca Travel & Realty	Adjacent Property Operator of 170 North Avenue	170 North Avenue	New Rochelle	NY	10801
Handlers Furs	Adjacent Property Operator of 478 Main Street	478 Main Street	New Rochelle	NY	10801
Space Beauty Spa	Adjacent Property Operator of 480 Main Street	480 Main Street	New Rochelle	NY	10801
Rainbow Fish Market Inc	Adjacent Property Operator of 482 Main Street	482 Main Street	New Rochelle	NY	10801
Lucky Trading	Adjacent Property Operator of 486 Main Street	486 Main Street	New Rochelle	NY	10801
Dr. Belkis Colon MD	Adjacent Property Operator of 481 Main Street, Suite 204	481 Main Street, Suite 204	New Rochelle	NY	10801
Alssaro Counseling Services	Adjacent Property Operator of 481 Main Street, Suite 401	481 Main Street, Suite 401	New Rochelle	NY	10801
Madrag	Adjacent Property Operator of 481 Main Street	481 Main Street	New Rochelle	NY	10801
House of Wine	Adjacent Property Operator of 479 Main Street	479 Main Street	New Rochelle	NY	10801
Viva Ranch Fruit Market	Adjacent Property Operator of 477 Main Street	477 Main Street	New Rochelle	NY	10801
Cellular Factory Inc	Adjacent Property Operator of 475 Main Street	475 Main Street	New Rochelle	NY	10801
Tex's Chicken & Burgers	Adjacent Property Operator of 471 Main Street	471 Main Street	New Rochelle	NY	10801
Western Union	Adjacent Property Operator of 202 North Avenue	202 North Avenue	New Rochelle	NY	10801
Stella New Rochelle	Adjacent Property Operator of 10 Lecount Pl	10 Lecount Pl	New Rochelle	NY	10801
WICT Development Corporation	Adjacent Property Operator of 481 Main Street, Suite 500	481 Main Street, Suite 500	New Rochelle	NY	10801
The Language Parlor, LLC	Adjacent Property Operator of 455 Main Street, Suite 100	455 Main Street, Suite 100	New Rochelle	NY	10801
Café Haven @ Stella	Adjacent Property Operator of 10 Lecount Pl	10 Lecount Pl	New Rochelle	NY	10801
Rhoslyn Florist New Rochelle	Adjacent Property Operator of 207 North Avenue	207 North Avenue	New Rochelle	NY	10801
Ellen's Spa	Adjacent Property Operator of 452 Main Street	452 Main Street	New Rochelle	NY	10801
Huguenot House	Adjacent Property Operator of 16 Locust Avenue	16 Locust Avenue	New Rochelle	NY	10801
Monroe University	Adjacent Property Operator of 434 Main Street	434 Main Street	New Rochelle	NY	10801
Planet Fitness	Adjacent Property Operator of 5 Lecount Pl	5 Lecount Pl	New Rochelle	NY	10801
Silkie's Saloon	Adjacent Property Operator of 454 Main Street	454 Main Street	New Rochelle	NY	10801
Shooters Bar	Adjacent Property Operator of 155 North Avenue	155 North Avenue	New Rochelle	NY	10801
Bank of America	Adjacent Property Operator of 454 Main Street	454 Main Street	New Rochelle	NY	10801

Exhibit L



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Eugenia Schatoff
New Rochelle Public Library
1 Library Plaza
New Rochelle, New York 10801

RE: Brownfield Cleanup Program Application
Applicant: BRP 466 Main Street LLC
Site Name: 466 Main St Auto Repair and Paint Shop Site
Site Address: 466 Main Street, New Rochelle, New York 10801

Dear Ms. Schatoff:

We represent 466 Main Street LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 466 Main Street in the City of New Rochelle, Westchester County, New York. We respectfully request that the New Rochelle Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal Sarah Ahrens, at sahrens@nyenvlaw.com, if you are able to certify that the New Rochelle Public Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink that reads 'Linda R. Shaw'.

LINDA R. SHAW, ESQ.

The New Rochelle Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 466 Main Street, New Rochelle, New York 10801.

A handwritten signature in black ink that reads 'Eugenia Schatoff'.

Eugenia Schatoff, Library Director

5/15/25

Date